

Recording requested by (name):
Jane Doe
When recorded, mail to (name and address):
Jane Doe
123 Main St.
Sacramento, CA 95814

Name of person recording the Affidavit-Death of Joint Tenant.

Name and address of person who should receive the stamped copy of this document when recorded.

APN = Assessor's Parcel Number. This can be found on your current Deed or your tax bill.

AFFIDAVIT – DEATH OF JOINT TENANT

Name of person completing and signing this form.

Assessor's Parcel No. 1234-5678-90-0000
Jane Doe, of legal age, being first duly sworn, deposes and says:

Name of prior owner as spelled in death certificate.

Franklin James Smith, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Frank Smith, named as one of the parties in that certain deed dated January 18, 2014, and executed by Gary and Georgia Grantor to Frank Smith and Jane Doe,

Name of prior owner as spelled on Deed.

as Joint Tenants, recorded on Jan. 1, 2014 as Instrument No N/A in Book/Reel 01012014, Page/Image 72345, of the Official Records of Sacramento County, California, covering the following described property situated in Sacramento California:

Copy this information from the original Deed.

Lot 14, Black Acre Addition, to the city of Sacramento as delineated on the map of said Addition on January 30, 1965, in Book 625, Page 01301965

Or: attach a copy marked "Exhibit A" and write "See Exhibit A."

Enter the exact legal description of the property as shown on the current Deed.
OR:
Attach as Exhibit A (photocopy the exhibit attached to the current Deed, if any) and type or write "See Exhibit A" in this space.

Sign in front of Notary Public

Dated July 1, 2016

(Signature of declarant)

Jane Doe
(Type or print name of declarant)



Note: Sacramento does not use Instrument Numbers. Some counties use Instrument Number as well as, or instead of, the Page/Image and Book/Reel numbers. Fill in whatever is on the Deed.

AFFIDAVIT –DEATH OF JOINT TENANT

NEXT STEPS:

1. Declarant signs the Affidavit in front of a notary public.
2. Fill out the Preliminary Change of Ownership Report (PCOR).

This form is required by the Assessor's Office. You can download a copy for Sacramento at www.assessor.saccounty.net/. Each county has its own form; contact the assessor in the county where the property is located.

3. Record the Affidavit and file the PCOR at the Recorder's Office in the county where the property is located. The Recorder's Office charges a filing fee (currently \$21/first page plus \$3 for additional pages). Current Sacramento fees are available at the Sacramento County Recorder's website at www.ccr.saccounty.net/Pages/Fees.aspx.

If you attached the property description (instead of typing it out), be sure to include the attachment when you record the Affidavit.

4. File any required property tax reassessment exclusion claim with the Assessor's Office. When property changes hands, it is "reassessed" for tax purposes, often causing a sizeable increase in property tax for the new owner. Certain transfers are excluded from reassessment, including SOME deaths of joint tenants, if all of the following conditions are met:

- there were only two joint tenants, and together they owned 100% of the property;
- the surviving joint tenant will now own 100% of the property;
- the property was the principal residence of both joint tenants at the joint tenant's death;
- the joint tenants owned and lived in the property for at least one year prior to the death.

A claim form is required, and the transferee must sign an affidavit affirming residency. For further information contact the Assessor at (916) 875-0750, or by fax at (916) 875-0705 or visit www.assessor.saccounty.net/ExemptionExclusion/Pages/ExclusionsMoreInfo.aspx.

FOR MORE INFORMATION

On the Web:

- Sacramento County Clerk-Recorder's Office
<http://www.ccr.saccounty.net/>
- Sacramento County Assessor's Office
<http://www.assessor.saccounty.net/>

**Sacramento County Public Law Library
609 9th Street, Sacramento, CA 95814
916-874-6012
www.saclaw.org**