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### Sample TOD Deed with Instructions: Children as Beneficiaries

Recording requested by (name):

Sara Sample

The name of the person who will be turning the deed in to the Recorder's Office.

And when recorded, mail this deed and tax statements to (name and address):

Sara Sample

123 Main Street

Sacramento, CA

95814

The name and address of the person who will receive the stamped deed and future tax statements.

The APN (Assessor's Parcel Number) of the property. This is on the current deed.

This document is exempt from documentary transfer tax under Rev. & Tax. Code § 11930. This document is exempt from preliminary change of ownership report under Rev. & Tax. Code § 480.3.

### SIMPLE REVOCABLE TRANSFER ON DEATH (TOD) DEED

Assessor's Parcel Number (APN): 0000-123-45-6789

**NOTICE: THIS DEED MUST BE RECORDED ON OR BEFORE 60 DAYS AFTER THE DATE IT IS SIGNED AND NOTARIZED**

Use this deed to transfer the residential property described below directly to your named beneficiaries when you die. YOU SHOULD CAREFULLY READ ALL OF THE INFORMATION ON THE OTHER PAGES OF THIS FORM. You may wish to consult an attorney before using this deed. It may have results that you do not want. Provide o for in the form. DO NOT INSERT ANY OTHER INFORMATION OR INSTRUCTIONS. This form on or before 60 days after the date it is signed and notarized or it will not be effective.

Enter the exact legal description of the property as shown on the current deed.

### PROPERTY DESCRIPTION

Print the legal description of the residential property affected by this deed:

**Lot 14 of Blackacre Addition to the City of Sacramento, as delineat the map of said addition, recorded January 30, 1965, in Book 625, P 013065. Or: attach a copy marked "Exhibit A" and write "See Exhibit A."**

OR: attach the description on a separate piece of paper labeled "Attachment A" and type or write "See Description in Attachment A" in this space.

### BENEFICIARY(IES)

Print the FULL NAME(S) of the person(s) who will receive the property on your death (DO NOT use general terms like "my children") and state the RELATIONSHIP that each named person has to you (spouse, son, daughter, friend, etc.):

**Dora Sample, my daughter, and Saul Sample, my son**

List the beneficiaries and relationship to you.

### TRANSFER ON DEATH

I, Sara Sample, transfer all of my interest in the described property to the named beneficiary(ies) on my death. I may revoke this deed. When recorded, this deed revokes any

Write your name as shown on your current deed. ed.

Sign and print your name below (your name should exactly match the name shown on your title documents):

Date: Nov. 12, 2015

Sign in front of notary.

(Signature of declarant)

Sara Sample

**NOTE: This deed only transfers MY ownership share of the property. The deed does NOT transfer the share of any co-owner of the property. Any co-owner who wants to name a TOD beneficiary must execute and RECORD a SEPARATE deed.**

## **NEXT STEPS:**

**1. Sign the Revocable Transfer on Death Deed in front of a notary public.**

**2. Record the Deed 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](http://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 Deed.

## **FOR MORE INFORMATION**

For more information about transferring property, see our website at [saclaw.org/law-101/transfer-real-property-topic/](http://saclaw.org/law-101/transfer-real-property-topic/)

On the Web:

- Sacramento County Clerk-Recorder's Office  
[www.ccr.saccounty.net/](http://www.ccr.saccounty.net/)
- Sacramento County Assessor's Office  
[www.assessor.saccounty.net/default.htm](http://www.assessor.saccounty.net/default.htm)