

NOTICE OF REVOCABLE TRANSFER ON DEATH DEED

(Cal. Probate Code section 5681)

The enclosed revocable transfer on death deed was created by:

Sara Sample

Copy all of this information from the TOD deed.

It affects the following property:

(Street address) 123 Main St., Sacramento CA 95814

(Legal description) Lot 14 of Blackacre Addition to the City of Sacramento, as delineated by the map of said addition, recorded January 30, 1965, in Book 625, page 01301965.

~~[OR: attach a copy of the legal description marked "Exhibit A" and type or write "See Exhibit A" here.]~~

It names the following beneficiaries:

Dora Sample, her daughter, and Saul Sample, her son

As a result of the death of Sara Sample the deed will transfer the described property to the named beneficiary administration.

Name of grantor/
transferor

If you believe that the revocable transfer on death deed is invalid and you wish to stop it from taking effect, you have only 120 days from the date of this notice* to file a fully effective challenge. You should act promptly and may wish to consult an attorney.

Date when and county where TOD Deed was recorded

Enclosures:

- Revocable Transfer on Death Deed, recorded on (date) March 14, 2022 in the County Records of (county) Sacramento
- Certificate of Death of Sara Sample

Name of grantor as spelled on death certificate

Be sure to attach a copy of the TOD Deed (with the recording stamp) and the death certificate. These copies do not need to be certified.

*If delivered by first class mail (including certified, registered, and express mail), the "date of notice" is the postmark date. If delivered personally, the "date of notice" is the day it is delivered. Cal. Probate Code 1215.

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1. Serve this notice on all “legal heirs” at their last known address. You can serve it by mailing it or by having it delivered in person. Service is complete on the postmark date or the date when the personal delivery happens. Only one of the beneficiaries needs to do this.
2. The beneficiary who serves the Notice of Revocable Transfer on Death Deed will need to sign the affidavit of death, which includes a statement that they have served this notice.
3. The “**Legal Heirs**” are the relatives who are legally entitled to inherit if no will exists. They may include the deceased person's spouse, children, grandchildren, parents, siblings, nieces and nephews, grandparents, or relatives of a pre-deceased spouse, depending who in their family is alive when they pass away. See Chapter 3 of *How to Probate an Estate in California*, by Lisa Fialco, Nolo Press, for details.

Figuring out exactly who needs to receive notice can be tricky. You may need to hire a lawyer to assist with making sure this requirement is properly met or to help you locate a hard-to-find heir.