

REVOCABLE TRANSFER ON DEATH DEED – NASSAU COUNTY

NOTICE TO OWNER: You should carefully read all information on the other side of this form. You may want to consult a lawyer before using this form. This form must be recorded before your death, or it will not be effective.

THIS INDENTURE, made the _____ day of _____, in the year 20_____.

INSERT Printed name Mailing address of the GRANTOR(s)

INSERT Legal description of the property:

PRIMARY BENEFICIARY I designate the following beneficiary(ies) if the beneficiary(ies) survives me.

INSERT Printed name(s) Mailing address

ALTERNATE BENEFICIARY - Optional If my primary beneficiary does not survive me, I designate the following alternate beneficiary if that beneficiary survives me.

INSERT Printed name Mailing address

At my death, I transfer my interest in the described property to the beneficiaries as designated above. Before my death, I have the right to revoke this deed.

The foregoing instrument was signed by _____ in our presence, and we, at their request, and in their presence, and in the presence of each other, have subscribed our names as witnesses this _____ day of _____ 20_____.

Signed in the presence of the Transferor

Signature of Owner(s) making this deed
Signature Date
Printed Name

Signature of Witnesses
Signature Date of Witness
Printed Name

Signature of Witnesses
Signature Date of Witness
Printed Name

Acknowledgement taken in New York State

State of NEW YORK, County of _____ ss:

On the _____ day of _____ in the year _____ before me the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

State of NEW YORK, County of _____ ss:

On the _____ day of _____ in the year _____ before me the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

State of NEW YORK, County of _____ ss:

On the _____ day of _____ in the year _____ before me the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

COMMON QUESTIONS ABOUT THE USE OF THIS FORM

How do I use this form to revoke a Transfer on Death (TOD) Deed?

Complete this form. Have it acknowledged before a Notary Public Record the form in the public records in the County Clerk's Office of the County where the property is located. The form must be acknowledged and recorded before your death. or it has no effect.

How do I find the "legal description" of the property?

This information may be on the TOD Deed. It may also be available in the county clerk's office of the county where the property is located. If you are not absolutely sure, consult a lawyer.

How do I "record" the form?

Take the completed and acknowledged form to the County Clerk's Office of the county where the property is located. Follow the instructions given by the county clerk to make the form part of the official property records. If the property is located in more than one county you should record the form in each of those counties.

I am being pressured to complete this form. What should I do?

Do not complete this form under pressure. Seek help from a trusted family member, friend, or lawyer.

I have other questions about this form. What should I do?

This form is designed to fit some but not all situations. If you have other questions, consult a lawyer.

This act shall take effect on the ninetieth day after it shall have become a law, provided that section 424 of the Real Property law, as added by section twelve of this act, shall apply to any transfer on death deed made before, on, or after the effective date of this act by a transferor dying on or after the effective date of this act.