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How to Complete an Arizona Beneficiary Deed

Beneficiary Deed (Transfer on Death Deed) • A.R.S. § 33-405

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT RECORD THIS PAGE.

About this form. A beneficiary deed lets you name who receives your home at your death, without probate, while you keep full ownership and control during your life. It must be signed, notarized and **recorded before your death**, or it has no effect.

1. **Fill in the recording box (top left of Page 1)**
   Who requested recording and where to return it. Leave the rest of the top 2 inches blank for the Recorder.
2. **Complete the Affidavit of Property Value line**
   Attach the Department of Revenue's Affidavit of Property Value, or write the exemption paragraph under A.R.S. § 11-1134(B).
3. **Copy names and the legal description from the vesting deed**
   Use the APN and the exact legal description, not just the street address.
4. **Name your beneficiaries and choose what happens if one dies first**
   Pick "null and void" or "part of the beneficiary's estate," and add a successor if you wish.
5. **All owners should sign**
   For property held with right of survivorship, the deed takes effect after the last owner dies.
6. **Sign before a notary**
   Every signer appears before the notary with a current photo ID. Do not sign ahead of time.

Signing requirements: Each grantor (owner) signs before a notary. Print at 100% (not "fit to page") so the 2-inch top margin stays clear for the County Recorder (A.R.S. § 11-480).

After It's Signed

- Record the original with the County Recorder in the county where the property is located.
- Record it right away. A beneficiary deed recorded after death is void.
- Your beneficiaries do not sign and do not need to be told.
- To change it, record a new beneficiary deed or a Revocation of Beneficiary Deed.

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Have questions about your Beneficiary Deed? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**.

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Recording requested by and when recorded return to:

Space above this line reserved for the County Recorder

BENEFICIARY DEED

State of Arizona • A.R.S. § 33-405 • Effective on the death of the owner

☐ An Affidavit of Property Value is attached (A.R.S. § 11-1133).

☐ Exempt from the Affidavit of Property Value under A.R.S. § 11-1134(B), paragraph:

Exemption paragraph number and short description

I (we),

Owner(s) — full name(s) exactly as on the vesting deed

(owner) hereby convey to

Grantee beneficiary — Relationship

Grantee beneficiary (if more than one) — Relationship

Grantee beneficiary (if more than one) — Relationship

(grantee beneficiary) **effective on my (our) death** the following described real property:
situated in

County | City or town | Assessor's parcel number (APN)

County, Arizona, described as follows:

Legal description (copy exactly from the vesting deed, or write "See Exhibit A attached")

Property address (for reference only)

Multiple grantee beneficiaries shall take title (check one):

☐ as tenants in common, in equal shares unless stated otherwise here:

Shares (optional)

☐ as joint tenants with right of survivorship.

If a grantee beneficiary predeceases the owner, the conveyance to that grantee beneficiary shall either (choose one):

☐ Become null and void.

☐ Become part of the estate of the grantee beneficiary.

Successor grantee beneficiary (optional). If the grantee beneficiary named above does not survive me (us), I (we) convey the interest that would have passed to that grantee beneficiary to the following successor grantee beneficiary:

Successor grantee beneficiary

Condition on which the successor's interest vests

If the property is owned as joint tenants with right of survivorship or as community property with right of survivorship, this deed is effective on the death of the last surviving owner (A.R.S. § 33-405(D)). This beneficiary deed is valid only if it is recorded before the death of the owner, may be revoked by a recorded revocation, and is not revoked by a will (A.R.S. § 33-405(E), (F), (J)).

Date signed

X

Owner signature

Owner printed name

X

Owner signature

Owner printed name

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ (name(s) of person(s) acknowledging).

X

Signature of Notary Public

Notary Public (printed name)

My commission expires

Commission number

(Notary seal)