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How to Complete an Arizona Deed to a Living Trust

Deed to Trustee of a Revocable Living Trust

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

About this form. Use this deed to move your home or other real estate into your revocable living trust so it can pass to your beneficiaries without probate.

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 the trust exactly**
   Use the exact trust name and date, and list the current trustee(s) as grantee(s).
5. **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.
- Transfers to a revocable trust are commonly exempt from the Affidavit of Property Value; write the exemption paragraph.

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Have questions about your Deed to Living Trust? 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

DEED TO TRUSTEE OF LIVING TRUST

State of Arizona

☐ 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

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Grantor(s) — full name(s)

Marital status (e.g., a married woman, an unmarried man)

do hereby convey to the following trustee(s)

Grantee(s) — full name(s)

Grantee(s), continued, and mailing address

as trustee(s) of the following trust:

Name of trust

Date of trust agreement

with full power to sell, convey, encumber, lease and otherwise deal with the property as provided in the trust agreement. No person dealing with the trustee(s) shall be required to inquire into the trustee's authority or see to the application of any money paid.

the following 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)

SUBJECT TO: current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Date signed

X

Grantor signature

Grantor printed name

X

Grantor signature

Grantor 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)