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How to Complete an Arizona Joint Tenancy Deed

Joint Tenancy Deed with Right of Survivorship • A.R.S. § 33-431

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

About this form. This deed puts property in the names of two or more people as joint tenants with right of survivorship, so it passes automatically to the surviving owner(s) 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. **All grantees sign the acceptance**
   Arizona title companies expect the joint tenants to accept the vesting in writing.
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.

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Have questions about your Joint Tenancy 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

JOINT TENANCY DEED

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 grantees

Grantee(s) — full name(s)

Grantee(s), continued, and mailing address

as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, and not as community property or as tenants in common, so that upon the death of any joint tenant, title shall vest in the survivor or survivors. (If you are adding someone, list yourself as a grantee too.)

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)

ACCEPTANCE OF JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

The undersigned grantees accept this deed and agree that they take and hold title to the property described above as joint tenants with right of survivorship, and not as community property, tenants in common or in any other manner (A.R.S. § 33-431).

X _____
Grantee signature

X _____
Grantee signature

Printed name and date

Printed name and date

ACKNOWLEDGMENT (GRANTEES' ACCEPTANCE)

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)