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How to Complete an Arizona Revocation of Beneficiary Deed

Revocation of Beneficiary Deed • A.R.S. § 33-405(L)

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

About this form. Use this form to cancel a beneficiary deed you recorded earlier. The revocation only works if it is recorded before the death of the owner who signs it.

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. **Enter the recording information**
   Recording date and instrument number of the beneficiary deed being revoked.
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.
- Recording a newer beneficiary deed also replaces an older one.

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Have questions about your Revocation of 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

REVOCATION OF BENEFICIARY DEED

State of Arizona • A.R.S. § 33-405(F) and (L)

The undersigned hereby revokes the beneficiary deed recorded on

Recording date

Instrument number (or docket/book and page)

Records of (county)

County, Arizona.

For reference, the beneficiary deed concerned the following property and named the following grantee beneficiary(ies):

Apn

Property address

Grantee beneficiary(ies) named

Legal description (optional, or “See Exhibit A attached”)

To be effective, this revocation must be recorded with the county recorder of the county where the property is located **before the death of the owner who signs it**. If the property is held with right of survivorship and not every owner signs, the revocation is effective only if signed by the last surviving owner (A.R.S. § 33-405(F)).

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)