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How to Complete Your Colorado Beneficiary Deed

Beneficiary Deed (Transfer on Death Deed, C.R.S. 15-15-404)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A Colorado beneficiary deed (transfer on death deed) names who will receive your real estate when you die, while you keep full ownership during your life.

1. **Name beneficiaries (Page 1)**
   Enter the grantee-beneficiary and, optionally, a successor if the beneficiary does not survive you.
2. **Describe the property (Page 2)**
   Copy the full legal description exactly from your current deed.
3. **Sign before a notary (Page 3)**
   Bring a current, government-issued photo ID. Beneficiaries do not need to sign or be told.
4. **Record it before death (required)**
   The deed works only if **recorded with the county clerk and recorder before your death**. Record it promptly.

After It's Signed

- Read the warnings: a beneficiary deed may affect Medicaid eligibility and may not avoid probate in every case.
- To change or cancel it, record a new beneficiary deed or a Revocation of Beneficiary Deed. A will cannot revoke it. We have a free revocation form.
- A deed form does not prove who owns the property or whether there are liens. For a sale or loan, a title company and title insurance are strongly recommended.

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Have questions about this document? To consult with an attorney, contact **Gavrilov & Brooks Law Firm**, Colorado Springs office: 18 N. Sierra Madre St., Suite D, Colorado Springs, CO 80903, **(719) 419-9777**, or **www.gavrilovlaw.com**. Attorneys licensed in California, Nevada, and other states.

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After recording, return to:

Name and address

BENEFICIARY DEED

(§§ 15-15-401 et seq., Colorado Revised Statutes)

CAUTION: THIS DEED MUST BE RECORDED PRIOR TO THE DEATH OF THE GRANTOR IN ORDER TO BE EFFECTIVE.

(Name of grantor)

, as grantor, designates

(Name of grantee-beneficiary)

as grantee-beneficiary whose address is

Address of grantee-beneficiary

(Note to Assessor and Treasurer: This address is for identification purposes only, all notices and tax statements should continue to be sent to grantor.)

(Optional) or if grantee-beneficiary fails to survive grantor, grantor designates

Name of successor grantee-beneficiary

whose address is

Grantor's initials: _____

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as successor grantee-beneficiary, and grantor transfers, sells, and conveys on grantor's death to the grantee-beneficiary, the following described real property located in the County of

County

State of Colorado:

(insert legal description here)

Known and numbered as

THIS BENEFICIARY DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. IT REVOKES ALL PRIOR BENEFICIARY DEEDS BY THIS GRANTOR FOR THIS REAL PROPERTY EVEN IF THIS BENEFICIARY DEED FAILS TO CONVEY ALL OF THE GRANTOR'S INTEREST IN THIS REAL PROPERTY.

WARNING: EXECUTION OF THIS BENEFICIARY DEED MAY DISQUALIFY THE GRANTOR FROM BEING DETERMINED ELIGIBLE FOR, OR FROM RECEIVING, MEDICAID UNDER TITLE 25.5, COLORADO REVISED STATUTES.

WARNING: EXECUTION OF THIS BENEFICIARY DEED MAY NOT AVOID PROBATE.

Grantor's initials: _____

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Signed this (date)

X

(Grantor)

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF COLORADO)
) ss.
COUNTY OF ____)

This document was acknowledged before me on

(date) by (name of grantor)

X

Notary Public

(Notary seal)

Notary's printed name

Notary ID number My commission expires

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