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How to Complete Your Michigan Lady Bird Deed

Quit Claim Deed with Reservation of Enhanced Life Estate (Michigan)

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

About this form. A Michigan **Lady Bird deed** (enhanced life estate deed) lets you keep full control of your home during your life, including the right to sell or mortgage it without anyone's consent, while naming who receives it at your death without probate.

1. **Drafted by and return to (top of Page 1)**
   Enter who drafted the document and where the Register of Deeds should return it. Leave the space above the dotted line blank.
2. **Name the remainder beneficiaries (Pages 1–2)**
   Name who receives the property at your death, and their shares. Copy the legal description exactly from your current deed.
3. **Sign before a notary (Page 3)**
   Each owner signs before the notary. Bring a current, government-issued photo ID.

After It's Signed

- Record the original with the Register of Deeds of the county where the property is located.
- Lady Bird deeds affect property tax uncapping, Medicaid planning, and creditor rights. Talk to a Michigan elder law or estate planning attorney before signing.
- The buyer must file a Property Transfer Affidavit (Form 2766) with the local assessor within 45 days to avoid penalties.

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Michigan-Commissioned Notaries

SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in multiple states. Phone and video consultations are available, wherever you are. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

DRAFTED BY (name and business address):

WHEN RECORDED RETURN TO:

SPACE ABOVE THIS LINE FOR THE REGISTER OF DEEDS

QUIT CLAIM DEED WITH RESERVATION OF ENHANCED LIFE ESTATE

(“Lady Bird Deed” — Michigan)

Tax parcel number Send subsequent tax bills to

County transfer tax ($) State transfer tax ($) or exemption (MCL 207.505 / 207.526 subsection)

GRANTOR(S) (current owner): name(s) and marital status whose address is

quit claim(s) to the grantee(s) named below the remainder interest in the premises described below, **reserving to the grantor(s) an enhanced life estate**:

GRANTEE(S) (remainder beneficiaries) and shares whose address is

Grantor's initials: _____

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the following described premises situated in the

City / Township / Village of County of
State of Michigan:

Legal description (attach Exhibit A if more space is needed)

Commonly known as Prior deed: Liber / Page

Reservation. The grantor(s) reserve for the grantor(s)' lifetime(s) an enhanced life estate in the premises, including the full power, without the joinder or consent of the grantee(s), to sell, convey, mortgage, lease, or otherwise dispose of the premises, in whole or in part, and to retain all proceeds, and to terminate the interest of the grantee(s). Only the interest, if any, remaining at the death of the last surviving grantor passes to the grantee(s).

for the consideration of

Consideration (often "less than $100")

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The grantor grants to the grantee the right to make

number of division(s) (enter 0 if none)
division(s) under section 108 of the land division act, 1967 PA 288. (If the land is platted or no divisions are granted, enter 0.)

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

Dated

X
Grantor

Name typed or printed

X
Grantor

Name typed or printed

NOTARY ACKNOWLEDGMENT

STATE OF MICHIGAN)
)
COUNTY OF)

This document was acknowledged before me on

(date) by (name(s) of grantor(s))

X
Notary Public

(Notary seal)

Notary's printed name

Notary public, State of Michigan, County of

Acting in the County of (if different) Commission expires

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