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How to Complete a Nevada Affidavit of Death (Joint Tenant)

Removing a Deceased Co-Owner From Title — Joint Tenancy or Community Property With Right of Survivorship

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR NEVADA AFFIDAVIT OF DEATH.

About this form. When an owner who held Nevada property as a **joint tenant** or as **community property with right of survivorship** dies, the surviving owner(s) take the decedent's share automatically, without probate. Recording this sworn affidavit with a **certified death certificate** and a **Declaration of Value** updates the public record.

1. **Order a certified death certificate**
   You will attach a copy when recording.
2. **Find the deed**
   Copy its date, recording details, and legal description, and confirm it says joint tenants or community property with right of survivorship.
3. **Fill in the affidavit**
   Usually the surviving owner signs. Enter the decedent's name exactly as on the death certificate and on the deed.
4. **Complete the Declaration of Value**
   Obtain the Nevada Declaration of Value from the County Recorder; transfers to a surviving joint tenant are commonly exempt from transfer tax.
5. **Sign under oath before a Nevada notary**
   Do **not** sign ahead of time. Bring a current photo ID. Our Nevada-commissioned notaries come to you.
6. **Record everything together**
   Record the affidavit, death certificate copy, and Declaration of Value with the County Recorder.

Good to Know

- If the deed says "tenants in common" or "community property" without survivorship, this affidavit does not apply; probate or another process may be needed.
- If the decedent had a deed upon death, use the Death of Grantor Affidavit instead.
- Update homeowner's insurance and notify the mortgage servicer.

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

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YOUR FORM BEGINS ON THE NEXT PAGE

APN: _____ **R.P.T.T. $** _____

Recording Requested By: _____

When Recorded Mail To:

Name: _____

Address: _____

City/State/ZIP: _____

Mail Tax Statements To:

Name: _____

Address: _____

City/State/ZIP: _____

AFFIDAVIT OF DEATH

Joint Tenant or Community Property With Right of Survivorship — Nevada

State of Nevada, County of _____) ss.

_____

(name of affiant)

, being first duly sworn, deposes and says:

1. That

_____

(name of decedent as shown on the Certificate of Death)

, the decedent mentioned in the attached certified copy of the Certificate of Death, is the same person as

_____

(name of decedent as shown on the deed)

named as one of the grantees in the deed dated

_____ _____ _____

(date of deed) (recording date) document / instrument number

records of _____ County, Nevada, which conveyed the following real property to the grantees as (mark one) ☐ joint tenants with right of survivorship ☐ community property with right of survivorship:

_____ _____ _____

(street address) (city) (county)

Legal description (copy exactly from the deed, or write “See Exhibit A attached”):

_____

(legal description, line 1)

_____

(legal description, line 2)

_____

(legal description, line 3)

2. The decedent died on

_____

(date of death)

3. The affiant is the surviving owner or the authorized representative of the surviving owner(s), who is / are:

_____

(name(s) of surviving owner(s))

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (NRS 239B.030)

_____ _____

(Date) (Signature)

_____

(printed name)

JURAT

(Nevada Revised Statutes Section 240.167)

Attach a certified copy of the Certificate of Death and a completed Nevada Declaration of Value.

State of Nevada)

County of _____)

Signed and sworn to (or affirmed) before me on _____ by
(date)

_____ .
(name(s) of person(s) making statement)

_____
(Signature of notarial officer)

_____
(Title and rank (optional))

(Seal, if any)