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How to Complete a Nevada Affidavit of Successor Trustee

Updating Title After a Trustee Dies

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

About this form. When the trustee of a Nevada living trust that owns real estate dies, the **successor trustee** records this sworn affidavit with a certified death certificate so the public record shows who now controls the property.

1. **Order a certified death certificate**
   Attach a copy when recording.
2. **Find the deed to the trust**
   Copy its recording details and the legal description.
3. **Confirm your appointment**
   Sign an Acceptance of Trusteeship as well.
4. **Fill in the recording box**
   Add the APN and mail-to addresses.
5. **Sign under oath before a Nevada notary**
   Do **not** sign ahead of time. Bring a current photo ID. We come to you.
6. **Record it**
   Record it with the death certificate (and any Declaration of Value or Certification of Trust the recorder requires).

Good to Know

- Successor trustees owe duties to beneficiaries, including notices. Ask an attorney about deadlines.
- Title companies may have their own requirements before a sale.
- Keep copies of everything with the trust records.

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SCAN TO BOOK

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 SUCCESSOR TRUSTEE

Death of Trustee — Nevada

State of Nevada, County of _____) ss.

_____

(name of affiant — successor trustee)

, being first duly sworn, deposes and says:

1. That

_____

(name of deceased trustee, as on the death certificate)

the decedent named in the attached certified copy of the Certificate of Death, is the same person who was named as trustee of the

_____ _____

(exact name of trust) (date of trust)

in the deed recorded on

_____ _____ _____

(recording date) document / instrument number (county)

covering the following real property:

_____ _____ _____

(street address) (city) (county)

Legal description (or “See Exhibit A”):

_____

(line 1)

_____

(line 2)

2. The affiant is the duly appointed successor trustee of the trust under its terms, has accepted the trusteeship, and the trust has not been revoked.

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; include a Declaration of Value and a Certification of Trust if the County Recorder requires them.

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)