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How to Complete a Nevada Death of Grantor Affidavit

For Beneficiaries of a Nevada Deed Upon Death (NRS 111.699)

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

About this form. When the last owner who signed a Nevada **deed upon death** dies, the beneficiary completes the transfer by recording this sworn affidavit with a **death certificate** and a **Declaration of Value**, as NRS 111.699 requires. Beneficiaries must also give certain notices to creditors and, if applicable, the State (NRS 111.689).

1. **Gather the documents**
   A copy of the death certificate of each grantor, the recorded deed upon death, and a Nevada Declaration of Value form.
2. **Fill in the deed details**
   Copy the recording date, document number, and the legal description from the recorded deed upon death.
3. **Mark the Social Security affirmation**
   If the attached death certificate shows a Social Security number, mark “contains”; otherwise mark “does not contain.”
4. **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.
5. **Record with attachments**
   Record the affidavit, death certificate copy, and Declaration of Value where the deed upon death was recorded.
6. **Give the required notices**
   Publish and mail the notice NRS 111.689 requires (including to the Department of Health and Human Services if applicable). An attorney or title company can help.

Good to Know

- Creditors may have claims against the property for a limited time after notice. Do not sell until you understand the notice period.
- If there are several beneficiaries, one may sign as long as the affidavit lists them all.
- Title companies may have their own requirements before insuring a sale.

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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: _____

DEATH OF GRANTOR AFFIDAVIT

(Nevada Revised Statutes Section 111.699)

_____

(here insert name of affiant)

, being duly sworn, deposes and says that

_____

(here insert name of deceased)

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

_____

(here insert name of grantor)

, named as the grantor or as one of the grantors in the deed upon death recorded on

_____ _____ _____ _____

(date) document or file number book at page

records of _____ County, Nevada, covering the real property commonly known as

_____ _____ _____

(street address) City of County of

State of Nevada, or located in the County of _____, State of Nevada, and more particularly described as:

Legal Description (copy exactly from the current deed; if it does not fit, write “See Exhibit A attached” and attach it):

_____

(legal description, line 1)

_____

(line 2)

_____

(line 3)

_____

(line 4)

_____

(here insert name of affiant)

is the beneficiary or at least one of the beneficiaries to whom the real property is conveyed upon the death of the grantor

_____

(here insert name of deceased)

or is the authorized representative of the beneficiary or at least one of the beneficiaries. The beneficiary or beneficiaries listed in the deed upon death are

_____

(names)

Affirmation (mark one):

☐ **THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING CONTAINS A SOCIAL SECURITY NUMBER OF A PERSON OR PERSONS.**

☐ **THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.** (Use if the attached death certificate copy shows no Social Security number.)

_____ _____

(Date) (Signature)

_____

(printed name)

NOTARY CERTIFICATE

(Notary: complete the applicable certificate below. This affidavit is sworn; the jurat paragraph is typically used.)

State of Nevada }
} ss.
County of _____ }

Subscribed and sworn to on this _____ day of _____, in the year _____, before me, _____ (here insert name of notary public), by _____ (here insert name of principal).

On this _____ day of _____, in the year _____, before me, _____ (here insert name of notary public), personally appeared _____ (here insert name of principal) personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he or she executed it.

_____
(Signature of Notary Public)

NOTARY SEAL

Attach: (1) a copy of the death certificate of each grantor, and (2) a completed Nevada Declaration of Value (NRS 375.060).