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How to Complete Your Nevada Deed Upon Death

Nevada's Transfer-on-Death Deed — Pass Your Home Without Probate (NRS 111.655–111.699)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR NEVADA DEED UPON DEATH.

About this form. A **deed upon death** lets you name who receives your Nevada real estate when you die, **without probate**, while you keep full ownership and control during your lifetime. It does not transfer anything until your death, and you can revoke it. This form follows Nevada's statutory wording (NRS 111.695) and is formatted for recording.

1. **Copy the owner names and property exactly**
   Use the owner names as on the current deed, the APN, and the legal description word for word.
2. **Name your beneficiaries**
   List each beneficiary's full name. You may name more than one.
3. **Co-owners: plan together**
   For joint tenancy or community property with right of survivorship, the deed upon death generally takes effect on the death of the last surviving owner. Both owners should sign.
4. **Sign before a Nevada notary**
   Do **not** sign ahead of time. Bring a current photo ID. **We come to your home, hospital, or care facility.**
5. **Record it BEFORE death**
   The deed is effective only if recorded at the County Recorder where the property is located **before the owner's death**.
6. **Tell your beneficiaries**
   After your death, a beneficiary records a Death of Grantor Affidavit with a death certificate and Declaration of Value.

Good to Know

- Recording a deed upon death is generally exempt from real property transfer tax; transfer tax issues arise at the time of death.
- If you sell or transfer the property before death, the deed upon death has no effect on that property.
- Beneficiaries take subject to existing loans and liens, and must give certain notices after death (NRS 111.689).

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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: _____

Recording Requested By: _____

When Recorded Mail To:

Name: _____

Address: _____

City/State/ZIP: _____

DEED UPON DEATH

(Nevada Revised Statutes Section 111.695)

I (We)

_____

(here insert name of owner(s))

hereby convey to

_____

(here insert name of beneficiary or beneficiaries)

effective on my (our) death, all right, title and interest in 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)

Together with all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 TO 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR(S) IN THE SAME REAL PROPERTY.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

_____ _____

(Date) (Signature)

_____

(printed name)

_____ _____

(Date) (Signature)

_____

(printed name)

NOTARY CERTIFICATE

(Notary: complete the applicable certificate below.)

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