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How to Complete a Nevada Disclaimer of Interest

Refusing an Inheritance, Gift, or Beneficiary Interest

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR NEVADA DISCLAIMER OF INTEREST.

About this form. You may refuse (disclaim) all or part of an inheritance or beneficiary interest under Nevada's disclaimer law (NRS Chapter 120). A disclaimer is permanent and can affect taxes, creditors, and benefits, so **talk to an attorney first**. It is formatted for recording because it often involves real estate.

1. **Act before accepting anything**
   You generally cannot disclaim after accepting the property or its benefits. Federal tax rules use a 9-month deadline for qualified disclaimers.
2. **Identify the creator and source**
   Decedent, date of death, and will, trust, or other source.
3. **Describe exactly what you refuse**
   Include the legal description for real estate.
4. **Choose all or part**
   Disclaim the entire interest or a stated part.
5. **Sign before a Nevada notary**
   Do **not** sign ahead of time. Bring a current government-issued photo ID. Our Nevada-commissioned notaries come to you.
6. **Deliver and record**
   Deliver it to the personal representative or trustee; record it where any real property is located.

Good to Know

- You cannot choose who receives what you disclaim.
- A disclaimer may not protect property from your creditors or affect Medicaid eligibility as expected.
- Ask a tax advisor about a qualified disclaimer.

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Nevada-Commissioned Notaries

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: _____

DISCLAIMER OF INTEREST IN PROPERTY

(Nevada Revised Statutes Chapter 120)

1. I,

_____ _____

(full name of person disclaiming) (address)

disclaim the interest described below, which was created by

_____ _____

(name of decedent or person who created the interest) (date of death)

2. Source: ☐ will ☐ trust ☐ intestate succession ☐ beneficiary designation or other: _____

3. Interest disclaimed (include legal description if real property):

_____

(description)

_____

(continued)

_____ _____ _____

(street address) (city) (county)

Legal description (or "See Exhibit A"):

_____

(line 1)

_____

(line 2)

4. Extent: ☐ entire interest ☐ only: _____. **5.** I irrevocably disclaim the interest to the extent stated. I have not accepted the interest or any of its benefits, and I understand that the disclaimed interest passes as if I had died before the creator of the interest, unless the instrument provides otherwise.

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)

CERTIFICATE OF ACKNOWLEDGMENT

(Nevada Revised Statutes Section 240.166)

State of Nevada)

County of _____)

This instrument was acknowledged before me on _____ by
(date)

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

_____
(Signature of notarial officer)

_____
(Title and rank (optional))

(Seal, if any)