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How to Transfer Your Nevada Home Into Your Living Trust

Grant, Bargain and Sale Deed to Trustee (Trust Transfer Deed)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR NEVADA TRUST TRANSFER DEED.

About this form. A living trust avoids probate only for property **titled in the trust**. This deed transfers your Nevada real estate to yourself as trustee of your revocable trust. Transfers to a trust without consideration are generally **exempt from real property transfer tax** (NRS 375.090), claimed on the Declaration of Value; the recorder may ask for a certificate of trust.

1. **Sign your trust first**
   Copy the trust's exact name and date and the trustee names.
2. **Copy details from your current deed**
   Grantor names exactly as on the current deed, the APN, and the legal description.
3. **Fill in the recording box**
   Enter the APN, R.P.T.T. ($0 if exempt), and mail-to and tax-statement addresses.
4. **Complete the Declaration of Value**
   Claim the trust transfer exemption number. Bring a Certification of Trust if the recorder requires it.
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. **Record it**
   Record the deed with the Declaration of Value at the County Recorder.

Good to Know

- Tell your lender and insurer about the transfer. Federal law generally protects transfers of a home into your own revocable trust from due-on-sale clauses.
- You may also record a homestead declaration as trustee for the people living in the home (NRS 115.020).
- Need a trust drafted? Gavrilov & Brooks can help.

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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: _____

GRANT, BARGAIN AND SALE DEED TO TRUSTEE

Trust Transfer Deed — Transfer Into a Revocable Living Trust

FOR NO CONSIDERATION, the undersigned

_____

(name(s) of GRANTOR(S), as shown on the current deed)

do(es) hereby **GRANT, BARGAIN, SELL AND CONVEY** to

_____

(name(s) of trustee(s))

as Trustee(s) of the

_____ _____

(exact name of trust) (date of trust)

and any amendments thereto, all that real property situated in the County of _____, State of Nevada, described as follows:

_____ _____ _____

(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)

_____

(legal description, line 4)

Together with all tenements, hereditaments and appurtenances thereunto belonging or appertaining. This is a transfer to a trust without consideration. Real property transfer tax exemption claimed on the Declaration of Value under NRS 375.090.

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)
(Date)	(Signature)
	(printed name)

If signing for a company or trust: entity name and signer's title

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)