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How to Complete Your Utah Affidavit of Surviving Joint Tenant

Affidavit of Surviving Joint Tenant (Utah Code 57-1-5.1)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. When one owner of Utah real estate held in joint tenancy dies, the survivor records this sworn affidavit with a certified death certificate to show that title now belongs to the survivor, without probate.

1. **Fill in the death and deed (Pages 1–2)**
   Enter the deed's recording details and the legal description. Attach a certified death certificate.
2. **Swear before a notary (Page 3)**
   Bring a current, government-issued photo ID.

After It's Signed

- Record the original with the county recorder of the county where the property is located.
- Update the tax mailing address, insurance, and any mortgage records.

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Need legal advice about this Utah document? Gavrilov & Brooks Law Firm has a Utah-licensed attorney, with attorneys licensed in other states as well. Phone and video consultations are available. **(916) 504-0529** · **www.gavrilovlaw.com**

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AFFIDAVIT OF SURVIVING JOINT TENANT

(Utah Code 57-1-5.1)

When recorded, mail to:

Name and address

Mail tax notice to:

Name and address of grantee

Tax ID / Parcel number

Name of affiant

Address

being first duly sworn, states:

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1. The decedent named below died on the date stated. A certified copy of the death certificate is attached.
2. At death, the decedent and the surviving joint tenant(s) named below held title to the real property described below as joint tenants with full rights of survivorship, under the deed recorded as follows. The joint tenancy was not severed before the decedent's death, and title is now vested in the surviving joint tenant(s).

Name of decedent

Date of death

Entry number / book and page of deed

Recording date

Name(s) of surviving joint tenant(s)

the following described tract of land in

County
State of Utah:

Legal description (attach Exhibit A if more space is needed)

Property address (for reference)

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X _____

Affiant Printed name

JURAT

STATE OF UTAH)
) ss.
COUNTY OF)

Subscribed and sworn to (or affirmed) before me on

(date) by (name of affiant)

X _____

Notary Public

(Notary seal)

Notary's printed name

Commission number My commission expires

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