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How to Complete Your Utah Transfer on Death Deed

Revocable Transfer on Death Deed (Utah Code 75-6-416)

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

About this form. This is Utah's official optional transfer on death deed. It names who will receive your Utah real estate when you die, **without probate**, while you keep full ownership during your life.

1. **Owners, property, and beneficiaries (Pages 2–3)**
   Enter each owner, the legal description and tax ID number, a primary beneficiary, and an optional alternate. The beneficiary must be a named person.
2. **Sign before a notary (Pages 3–4)**
   Each owner signs and dates the deed, and the notary completes the acknowledgment. Bring a current, government-issued photo ID.
3. **Record it before death (required)**
   The deed works only if **recorded with the county recorder before your death**.

After It's Signed

- You keep full ownership during life and may sell or mortgage the property.
- To cancel it, record a Revocation of Transfer on Death Deed. A will cannot revoke it. We have a free form.
- A deed form does not prove who owns the property or whether there are liens. For a sale or loan, a title company and title insurance are strongly recommended.

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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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REVOCABLE TRANSFER ON DEATH DEED

(Utah Code 75-6-416)

When recorded, mail to:

Name and address

Mail tax notice to:

Name and address of grantee

Tax ID / Parcel number

NOTICE TO OWNER

You should carefully read all information on the other side of this form. You may want to consult a lawyer before using this form.

This form must be recorded before your death or it will not be effective. The beneficiary must be a named person.

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IDENTIFYING INFORMATION

Owner or Owners Making This Deed:

Printed Name	Mailing Address
Printed Name	Mailing Address

Legal Description of Property (Pursuant to Utah Code Section 57-3-105):

Tax Identification Number for Property

PRIMARY BENEFICIARY

I designate the following beneficiary if the beneficiary survives me:

Printed Name	Mailing Address

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ALTERNATE BENEFICIARY (Optional)
If my primary beneficiary does not survive me, I designate the following alternate beneficiary if that beneficiary survives me:

Printed Name Mailing Address

TRANSFER ON DEATH
At my death, I transfer my interest in the described property to the beneficiaries as designated above. Before my death, I have the right to revoke this deed.

SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED

X _____
Signature Date

Printed Name

X _____
Signature Date

Printed Name

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NOTARY ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF)

On this day of (month and year)

before me, the undersigned notary public, personally appeared

name of owner(s)

proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged that he/she/they executed the same. Witness my hand and official seal.

X

Notary Public

(Notary seal)

Notary's printed name

Commission number My commission expires

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