

Prepared By:

Name: _____

Address: _____

After Recording Return To:

Name: _____

Address: _____

Space above this line for recorder's use only

UTAH FULL REVOCATION OF TRANSFER ON DEATH DEED

NOTICE TO OWNER: This revocation must be recorded before you die or it will not be effective. This revocation is effective only as to the interests in the property of owners who sign this revocation.

IDENTIFYING INFORMATION.

Owner or Owners of Property Making This Revocation

Owner Full Name: _____

Mailing Address: _____

Owner Full Name: _____

Mailing Address: _____

Legal Description of Property:

[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]

REVOCATION. I revoke all my previous transfers of this property by transfer on death deed.

SIGNATURE OF OWNER OR OWNERS MAKING THIS REVOCATION.

Owner Signature: _____ Date: _____

Printed Name: _____

Owner Signature: _____ Date: _____

Printed Name: _____

ACKNOWLEDGMENT.

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this _____ (mm/dd/yyyy)

Notary Public

My Commission Expires: _____

COMMON QUESTIONS ABOUT THE USE OF THIS FORM

Q. How do I use this form to revoke a Transfer on Death (TOD) deed?

A. Complete this form. Have it acknowledged before a notary public or other individual authorized to take acknowledgments. Record the form in the public records in the office of the county recorder of each county where the property is located. The form must be acknowledged and recorded before your death or it has no effect.

Q. How do I find the "legal description" of the property?

A. This information may be on the TOD deed. It may also be available in the office of the county recorder for the county where the property is located. If you are not absolutely sure, consult a lawyer.

Q. How do I "record" the form?

A. Take the completed and acknowledged form to the office of the county recorder of the county where the property is located. Follow the instructions given by the county recorder to make the form part of the official property records. If the property is located in more than one county, you should record the form in each of those counties.

Q. I am being pressured to complete this form. What should I do?

A. Do not complete this form under pressure. Seek help from a trusted family member, a friend, or a lawyer.

Q. Can this form be used for a partial revocation of a previously filed TOD deed?

A. No. This form is to be used for full revocation of a deed. In the case of a partial revocation, a new TOD deed must be filed.

Q. I have other questions about this form. What should I do?

A. This form is designed to fit some but not all situations. If you have other questions, consult a lawyer.