|  |  |
| --- | --- |
| **After Recording Return To:**  Name: [RECIPIENT NAME]  Address: [RECIPIENT STREET ADDRESS]  [RECIPIENT CITY, STATE, ZIP] |  |

*Space above this line for recorder’s use only*

**WEST VIRGINIA LADY BIRD DEED**

STATE OF WEST VIRGINIA

COUNTY OF [COUNTY NAME]

This Lady Bird Deed, made this [MM/DD/YYYY], is by and between [TRANSFEROR NAME(S)], whose address is [TRANSFEROR ADDRESS] (hereinafter known as the “Transferor(s)”), and [BENEFICIARY NAME(S)], whose address is [BENEFICIARY ADDRESS] (hereinafter called the “Beneficiary(ies)”).

For good and valuable consideration paid by the Beneficiary(ies), the receipt of which is hereby acknowledged, the Transferor(s) does transfer and convey the following described property to the Beneficiary(ies) effective upon the death of the Transferor(s), situated in [DISTRICT NAME],

[COUNTY NAME] County, [STATE NAME], to-wit:

[ENTER THE PROPERTY'S LEGAL DESCRIPTION HERE, OR ATTACH EXHIBIT A].  
  
Being the same tract or parcel of land conveyed to [CURRENT TRANSFEROR NAME] from [PREVIOUS TRANSFEROR NAME] by Deed dated the [DAY] day of [MONTH], [YEAR], and recorded in the Office of the Clerk of the County Commission of [COUNTY NAME] County, West Virginia, in Deed Book [BOOK NUMBER], at Page [PAGE NUMBER], to which deed reference is here made for a more particular description of the property herein conveyed.

The Transferor(s) reserves a life estate for himself/herself/themselves during the Transferor(s) lifetime, coupled with an unrestricted power to convey during the Transferor(s) lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance.

**DECLARATION OF CONSIDERATION OR VALUE**. The Transferor declares that this Lady Bird Deed is exempt from the payment of excise tax on the privilege of transferring real estate for the reason that no interest in the property is at the time of recording being passed to any Beneficiary of this Lady Bird Deed, and this Lady Bird Deed remains revocable until the death of the Transferor.

IN WITNESS WHEREOF, the Transferor(s) has executed and delivered this Lady Bird Deed under seal as of the day and year first above written.

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/)

**Transferor’s Signature Transferor’s Signature**

[TRANSFEROR NAME] [TRANSFEROR NAME]

Transferor’s Name Transferor’s Name

[TRANSFEROR STREET ADDRESS] [TRANSFEROR STREET ADDRESS]

Street Address Street Address

[TRANSFEROR CITY, STATE, ZIP [TRANSFEROR CITY, STATE, ZIP

City, State & ZIP City, State & ZIP

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/)

**Witness’s Signature Witness’s Signature**

[WITNESS NAME] [WITNESS NAME]

Witness’s Name Witness’s Name

[WITNESS STREET ADDRESS] [WITNESS STREET ADDRESS]

Street Address Street Address

[WITNESS CITY, STATE, ZIP] [WITNESS CITY, STATE, ZIP]

City, State & ZIP City, State & ZIP

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: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**This Instrument Prepared By:**

Name: [PREPARER NAME]

Address: [PREPARER ADDRESS]

[PREPARER CITY, STATE, ZIP]