

**After Recording Return To:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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

## **WEST VIRGINIA LADY BIRD DEED**

STATE OF WEST VIRGINIA

COUNTY OF \_\_\_\_\_

This Lady Bird Deed, made this \_\_\_\_\_ (mm/dd/yyyy), is by and between  
\_\_\_\_\_ (Transferor name(s)), whose address  
is \_\_\_\_\_

(hereinafter known as the "Transferor(s)"), and

\_\_\_\_\_ (Beneficiary name(s)), whose address  
is \_\_\_\_\_  
(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, \_\_\_\_\_ County, West Virginia, to-wit:

*[WRITE LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]*

Being the same tract or parcel of land conveyed to \_\_\_\_\_  
from \_\_\_\_\_ by Deed dated the \_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_, and recorded in the Office of the Clerk of the County Commission of  
\_\_\_\_\_ County, West Virginia, in Deed Book \_\_\_\_\_, at Page \_\_\_\_\_, 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.

\_\_\_\_\_  
**Transferor's Signature**

\_\_\_\_\_  
Transferor's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & ZIP

\_\_\_\_\_  
**Transferor's Signature**

\_\_\_\_\_  
Transferor's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & ZIP

\_\_\_\_\_  
**Witness's Signature**

\_\_\_\_\_  
Witness's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & ZIP

\_\_\_\_\_  
**Witness's Signature**

\_\_\_\_\_  
Witness's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
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 Was Prepared By:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_