**REVOCABLE TRANSFER ON DEATH DEED**

Pursuant to Montana Code Annotated §§ 72-6-401 through 72-6-418, We, \_\_\_\_\_\_\_\_\_\_\_\_ and\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Montana, the transferors hereby convey to \_\_\_\_\_\_\_\_\_\_ and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “Designated Beneficiaries”) as joint tenants with right of survivorship, effective on our death, the following described real property situated in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ County, Montana:

**SEE ATTACHED EXHIBIT A: LEGAL DESCRIPTION**

|  |  |
| --- | --- |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

The Designated Beneficiaries current address:

This deed is revocable by the Transferors during the Transferors’ lifetime, and the Designated Beneficiary acquires no interest in the above described real property by reason of this deed until the Transferors death. If any Designated Beneficiary predeceases the Transferors, the conveyance to that deceased Designated Beneficiary shall:

[ ]  Lapse, making this beneficiary deed void; *OR (Check only one)*

[ ]  Pass to the descendants of that deceased Designated Beneficiary by right of representation; *OR*

[ ]  Pass to the surviving named joint tenant herein.

As the transferors of the property described in the attached Exhibit A we acknowledge that this Revocable Transfer on Death Deed is not effective unless it is recorded at the local County Clerk and Recorder prior to our death. We also acknowledge that we have a right to revoke this document at any time during our life by recording a Revocation of Transfer on Death Deed at the same County Clerk and Recorder.

 WITNESS our hand this \_\_\_\_ day of\_\_\_\_\_\_\_\_, 20\_\_.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

#  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Transferor \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Transferor

STATE OF MONTANA

County of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 THIS instrument was acknowledged before me on the \_\_\_ day of\_\_\_\_\_\_\_\_\_\_, 20\_\_, by \_\_\_\_\_\_\_\_\_\_\_\_\_\_ and ­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**.’**

(Notary Seal) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Notary Signature)

EXHIBIT A

Legal description goes here

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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(Deed Reference: Book: \_\_\_\_ Page: \_\_\_\_\_)

(Tax ID: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_­\_)

(Geocode:( \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_)