

State of _____

LADY BIRD DEED

This Deed is made this ____ day of _____, 20____, by:

Grantor:

Name: _____

Address: _____

Grantee Beneficiary:

Name: _____

Address: _____

(Grantor and Grantee are collectively referred to as the "Parties.")

1. Conveyance

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, conveys, and transfers to the Grantee Beneficiary the real property described below ("Property"), subject to the Grantor's reserved Enhanced Life Estate described in Section 2.

Upon the Grantor's death, the Property shall transfer automatically to the Grantee Beneficiary without probate. If the Grantee Beneficiary predeceases the Grantor, disclaims the interest, or otherwise fails to survive the Grantor, then the Property shall, upon the Grantor's death, vest automatically without probate in the following Successor Beneficiary(ies), in the order listed:

1. _____
2. _____

If no named Grantee Beneficiary or Successor Beneficiary survives the Grantor, the Property shall vest in the Grantor's heirs at law according to the laws of intestate succession of the state where the Property is located, unless otherwise stated in this Deed.

Property Address:

Legal Description:

2. Chain-Of-Title

This is the same Property acquired by Grantor from _____ by _____ Deed dated _____, and recorded as Instrument #_____, in the Official Records Book ___, Page ___, of the Public Records of _____ County, _____

3. Reserved Enhanced Life Estate

The Grantor reserves a life estate with full possession, control, and use of the Property during the Grantor's lifetime.

The Grantor retains all powers of ownership, without consent of the Grantee Beneficiary, including the right to:

- Sell, lease, mortgage, or otherwise encumber the Property
- Convey, transfer, or gift the Property
- Change beneficiaries
- Revoke this deed
- Retain all proceeds from any transaction

The Grantee Beneficiary has no vested interest until the Grantor's death. Upon the Grantor's death, all reserved rights terminate and full title vests immediately in the Grantee Beneficiary.

3. Type of Deed

This conveyance is typically recorded as a **Quitclaim Deed** with an enhanced life estate, unless state law requires otherwise.

4. Marital Status / Homestead

The Grantor affirms that the Property:

is not the Grantor's homestead; or

is the Grantor's homestead under applicable law.

If the Property is the Grantor's homestead and the Grantor is married, then the Grantor's spouse joins in this Deed solely to consent to and release any and all homestead, elective share, community-property, dower, curtesy, or other marital rights in the Property, and to confirm that this conveyance of a remainder interest and reservation of an enhanced life estate is valid.

The spouse's joinder is not intended to create or transfer any ownership interest, but solely to satisfy all legal requirements for the conveyance of homestead property and to avoid any future claim that the transfer is invalid due to failure to obtain spousal consent.

[Florida only: This clause is intended to satisfy all requirements of Article X, Section 4(c), Florida Constitution; §§ 689.11, 689.15, and 732.401, Fla. Stat., and any other laws governing the alienation of homestead property.]

Spouse's Name (if applicable): _____

Spouse's Signature (if applicable): _____

5. State-Specific Compliance

This deed is intended for use **only** in jurisdictions recognizing Enhanced Life Estate (Lady Bird) Deeds, including:

- Florida
- Texas
- Michigan
- Vermont
- West Virginia

This deed shall be recorded in accordance with the laws of the state where the Property is located.

6. Execution

Executed this ____ day of _____, **20**.

Grantor:

Signature: _____

Printed Name: _____

Grantor's Spouse (if applicable):

Signature: _____

Printed Name: _____

7. Notary Acknowledgment

State of _____)

County of _____) ss:

On this _____ day of _____, **20**, before me, personally appeared _____ (Grantor), who acknowledged signing this instrument for the purposes stated herein.

Notary Public Signature: _____

Printed Name: _____

My Commission Expires: _____

(Seal)

8. Preparer Information (Optional)

This instrument was drafted

Name: _____

Address: _____

9. Recording Instructions (Optional)

After recording, return to: _____

10. State-Specific Transfer Tax Statement