

REVOCATION OF TRANSFER ON DEATH DEED

NOTICE TO OWNER: You are encouraged to read and understand the requirements for completing and recording this form. Consider seeking legal advice to ensure this deed meets your needs and complies with Delaware law. This deed must be recorded with the Recorder of Deeds before your death to be effective.

**Parcel
Number:** _____

**Prepared By &
Return to:**
(Name/Address)

PART A - OWNER(S)/GRANTOR INFORMATION

Name of Owner(s):		Name of Owner(s):	
Address		Address	
City		City	
State	Zip	State	Zip

PART B – PROPERTY INFORMATION *Please attach legal description from the most recent deed

Parcel Number:		County:	
Address			
City	State	Zip	
Deed Book & Page Number/Instrument Number:			

PART C – TOD INSTRUMENT NUMBER *Please attach legal description from the most recent deed:

Deed Book & Page Number/Instrument #:

PART D - REVOCATION: I REVOKE ALL MY PREVIOUS TRANSFERS OF THIS PROPERTY BY TRANSFER ON DEATH DEED *(All parties must sign – Please use additional pages if more owners are listed)

Owner(s)/Grantor's Signature & Date

Owner(s)/Grantor's Printed
Name/Title

Owner(s)/Grantor's Signature & Date

Owner(s)/Grantor's Printed
Name/Title

SIGNATURES OF WITNESSES TO THIS REVOCATION: We hereby affirm that we witnessed the signing of this deed by the owner or owners identified herein, and that, to the best of our knowledge, each was of sound mind and memory at the time of execution and acted free from undue influence or coercion by any person, including the undersigned witnesses. The witnesses and notary public cannot be relatives or beneficiaries of the Owner(s) or named Beneficiaries.

First Witness Name		Second Witness Name	
Address		Address	
City		City	
State	Zip	State	Zip
Signature & Date		Signature & Date	

ACKNOWLEDGEMENT: State of _____, County of _____

BE IT REMEMBERED, that on this ____ day of _____, 20 __, before me, the undersigned Notary Public, personally appeared _____, known to me (or satisfactorily proven) to be the Owner(s)/Grantor(s) whose name(s) are subscribed to this instrument, and acknowledged that they executed the same for the purposes therein contained. On the same date, also personally appeared _____ and _____, known to me (or satisfactorily proven) to be the two witnesses whose signatures appear on this instrument, and they acknowledged that they witnessed the execution of the deed by the Owner(s)/Grantor(s).

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

COMMON QUESTIONS ABOUT THE USE OF THIS FORM

How do I use this form to revoke a Transfer on Death (TOD) deed? Complete all required sections of this form. Sign it in front of a notary. Then record the form with the Recorder of Deeds in every county where the property is located. The revocation has no effect unless it is signed, notarized, and recorded prior to your death.

Is the “legal description” of the property necessary? Yes. The Recorder of Deeds cannot accept the form without a complete legal description.

How do I find “legal description of the property? The legal description is usually on the deed you received when you acquired the property. If you have misplaced your deed or did not receive a copy, you may obtain one from the Recorder of Deeds office in the county where the property is located. Copies are typically available online for a fee, or you may visit the Recorder of Deeds office in person to request a copy.

How do I “record” the form? Submit the completed and notarized form to the Recorder of Deeds office in the county where the property is located. Recording places, the revocation into the official land records. If the property spans more than one county, the revocation must be recorded in each county. Revocation is not effective until the form is recorded.

I am being pressured to complete this form. What should I do? This form should only be completed voluntarily. Do not complete or sign this form under pressure or undue influence. If you feel pressured, you may wish to speak with a trusted family member or friend. For guidance on your rights, it is recommended that you consult an attorney.

Do I need to tell the beneficiaries about the revocation of the TOD deed? No. There is no legal requirement to notify beneficiaries. However, many owners choose to inform beneficiaries to avoid confusion, disputes, or misunderstandings later. Notifying beneficiaries is often recommended, but the decision is yours.

I have other questions about this form. What should I do? This form is not designed to fit everyone’s needs in every situation. The Recorder of Deeds cannot provide legal advice. Because estate planning needs vary, it is highly recommended that you consult an attorney to determine how this revocation may affect your overall estate plan.