

**TRANSFER ON DEATH
TO BENEFICIARY**

Use black ink

DECEDENT'S NAME	DATE OF DEATH		
ADDRESS OF DECEDENT AT DATE OF DEATH	CITY	ST	ZIP

PRESENTATION OF DEATH CERTIFICATE
 I certify that I have viewed a certified copy of the decedent's death certificate.

 REGISTER OF DEEDS SIGNATURE DATE

Recording area

THE INTEREST OF THE DECEDENT IN THE PROPERTY NOTED HEREIN IS HEREBY TRANSFERRED UNDER THE FOLLOWING STATUTE:

s. 867.046 which pertains to nonprobate transfer of real property under 705.15. An interest in real property may be transferred without probate to a designated TOD beneficiary on the death of the sole owner or last to die of multiple owners. (You must provide a copy of the document establishing interest in property.)

Name and return address:

Presentation of recorded document establishing interest in real estate.

Parcel Identification Number

SEND TAX STATEMENTS TO:

DOCUMENT # VOLUME/REEL PAGE/IMAGE RECORDS/DEEDS

Description of the real estate. **See Attached**

DECLARATION: I(We) declare that this document is, to the best of my(our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes.

Name and Address <small>(List all beneficiaries. If more space is needed, attach pages.)</small>	Applicant's Interest in Property <small>(ie: beneficiary)</small>	Applicant Signature(Notarized) <small>(Print or type name below signature)</small>	Date

This document was drafted by: (print or type name below) **STATE OF WISCONSIN, County of** _____
 Subscribed and sworn to before me on: _____

 by the above named person(s): _____

NOTE: SEE DIRECTIONS.
 Wisconsin Register of Deeds
 Association Form TOD-110
 Website Version 05/2010

Signature of Notary or other person authorized to administer an oath (as per s 706.06, 706.07) _____
 Print or type name: _____
 Title: _____ Date Commission Expires: _____

DIRECTIONS FOR COMPLETING THE TOD-110 FORM

A. WHO MAY USE THIS FORM

This form may be used by persons entitled to receive property of a decedent as a designated Transfer on Death (TOD) beneficiary upon the death of the sole owner or the last to die of multiple owners.

Section 867.046 of the Wisconsin Statutes includes non-probate transfers of property under 705.15. Note: Section 705.15 pertains to the decedent's interest in real property that is transferred at his/her death to the grantees named on the "transfer on death" deed. The beneficiary or beneficiaries receiving the interest, or any interested person may file this form. *In the event one of the named beneficiaries is pre-deceased, it is advisable to seek legal counsel to determine if or how their interest may be transferred.*

B. WHAT PROPERTY MAY BE TRANSFERRED

This form may be used for non-probate transfers on death to a designated TOD beneficiary or beneficiaries under 705.15.

C. WHERE SHOULD THIS FORM BE RECORDED

Record this form with the Register of Deeds of the county in which the relevant real estate is located.

If the decedent had an interest in more than one parcel of real estate and the relevant real estate is located in different counties, a separate form must be filed with the Register of Deeds of each county in which the relevant real estate is located. On any form recorded with a Register of Deeds, only list the real estate located in that particular county.

D. COMPLETING THIS FORM

Complete the form accurately and legibly, **using black ink.**

If needed, ask your attorney for help with legal questions and contact your register of deeds for information on recording requirements.

Submit with this form:

1. A completed Wisconsin Electronic Real Estate Transfer Receipt.
<http://www.revenue.wi.gov/index.html>
2. A certified copy of the death certificate.
3. A copy of the document that shows the Transfer on Death interest.
4. A copy of the real estate tax bill for each parcel for the year immediately preceding the decedent's death. Many counties no longer require the property tax bill to be attached to the TOD-110. Check the WRDA website to be certain.
<http://www.wrdaonline.org/HT110TaxBills.htm>
5. Check the WRDA website at <http://www.wrdaonline.org/RecordingDocuments/rodfees.html> for current recording fees to be submitted with document.

Describing real estate:

1. Attach the complete and accurate legal description of each parcel of real estate. A copy of the deed will have this information, but if part of the land was sold off prior to decedent's death it must be excluded from the legal description.
2. If your county requires a parcel identification number, that number is found on the property tax bill. There will be a number for each tax parcel. Check the WRDA website to see if your county requires a parcel identification number
<http://www.wrdaonline.org/RecordingDocuments/PIN.htm>

NOTE: If you are the person(s) signing this form, your signatures(s) on the form must be notarized.