

(Top 3 inches reserved for recording data)

**TRANSFER ON DEATH DEED**  
**by Married Grantor Owner who**  
**is sole spouse in title**  
**Minn. Stat. 507.071**

**Minnesota Uniform Conveyancing Blanks**  
**Form 10.8.2 (2024)**

NO DEED TAX DUE pursuant to Minn. Stat. 287.22(15)

DATE: \_\_\_\_\_  
(month/day/year)

\_\_\_\_\_  
(insert name of Grantor Owner) ("Grantor Owner"),  
and \_\_\_\_\_, married to  
(insert name of Grantor Owner's spouse)  
each other (collectively "**Grantors**"), hereby convey and quitclaim to \_\_\_\_\_  
(insert name of each Grantee Beneficiary)

("Grantee Beneficiary"), effective on the death of the Grantor Owner, real property in \_\_\_\_\_  
County, Minnesota, legally described as follows:

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

If checked, the following optional statement applies:

☐ When effective, this instrument conveys any and all interests in the described real property acquired by the Grantor Owner before, on, or after the date of this instrument.

\_\_\_\_\_, the Grantor Owner's  
(insert name of Grantor Owner's spouse)  
spouse, joins in this transfer on death deed solely for the purpose of conveying or releasing statutory or other marital interests in the described real property to be conveyed or transferred by this transfer on death deed.

**Note:** This deed conveys only the Grantor Owner's interest. If there are multiple owners, additional deeds may be required to convey those interests. Pursuant to Minn. Stat. 507.071, subd. 8, this deed must be recorded before the death of the Grantor Owner.

Warning to Grantor Owner: Temporary extended coverage of any fire and casualty insurance policy on the property under Minnesota Statutes, chapter 65A, will exist only if the grantor owner has given notice to the insurer under Minnesota Statutes, section 507.072, subdivision 3, including the existence of a transfer on death deed and the names and contact information of all designated grantee beneficiaries. Any temporary extended coverage terminates on the earlier of (1) 30 days after the date of the grantor owner's death, (2) the expiration date of the policy, or (3) upon placement of a replacement insurance policy.

Warning to Grantee Beneficiary: A grantee beneficiary shall not presume insurance coverage continues after the death of the grantor owner. Upon the death of the grantor owner, the grantee beneficiary should determine whether the provisions of Minnesota Statutes, section 507.072, apply and consult with an insurance agent or attorney.

Grantor Owner

\_\_\_\_\_  
(signature)

Grantor Owner's Spouse

\_\_\_\_\_  
(signature)

State of Minnesota, County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_  
(month/day/year)

\_\_\_\_\_  
(insert names of Grantor Owner and Grantor Owner's spouse)

\_\_\_\_\_, married to each other.

(Stamp)

\_\_\_\_\_  
(signature of notarial officer)

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:  
(insert name and address)