

Missouri Beneficiary Deed

Transfer on Death Deed | RSMo § 461.025

What This Form Does

- ✓ Transfers one piece of Missouri real estate to a named beneficiary at your death
- ✓ Bypasses probate court for that specific property
- ✓ Remains fully revocable while you are alive
- ✓ Must be signed, notarized, and recorded with your county before death

What This Form Does NOT Do

- ✗ Does not protect the property from your creditors after death
- ✗ Does not cover personal property, bank accounts, or vehicles
- ✗ Does not name guardians for minor children
- ✗ Does not create a trust or provide asset protection
- ✗ Does not give anyone authority to act for you if you become incapacitated
- ✗ Does not establish an attorney-client relationship

You're handling the house. What about your 18-year-old?

When your child turns 18, you lose all legal authority to make medical decisions, access school records, or even talk to their doctor. It happens overnight.

The YALE Plan (Young Adult Legal Essentials) is a set of five Missouri-specific legal documents that keep you connected when it matters most:

Durable Power of Attorney | Healthcare Power of Attorney | HIPAA Release
Living Will | FERPA Release

\$99 | Flat fee | No office visit | Digital delivery

nemolegal.com/young-adult-legal-essentials-yale-plan

Need a complete estate plan?

Will-based plans from \$1,950 | Trust-based plans from \$4,500 | Flat fee, no surprises
Schedule a consultation: \$175 | 660.956.4502 | nemolegal.com

Space above this line for Recorder's use only.

Prepared By:

After Recording Return To:

_____	_____
_____	_____
_____	_____

Date of Document: _____

MISSOURI BENEFICIARY DEED

GRANTOR INFORMATION

Grantor _____ Marital Status _____
Address _____

Grantor _____ Marital Status _____
Address _____

LEGAL DESCRIPTION

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

GRANTEE BENEFICIARY

I designate the following as grantee:

Grantee _____ Marital Status _____
Address _____

There is an Alternate Grantee identified on page 2 of 3

ALTERNATE GRANTEE BENEFICIARY (OPTIONAL). If my primary grantee does not survive me, I designate the following alternate grantee beneficiary if that grantee beneficiary survives me.

Grantee _____ Marital Status _____
Address _____

TRANSFER ON DEATH. At my death, I transfer my interest in the described property to the grantee beneficiaries as designated above. Before my death, I have the right to revoke this deed.

GRANTOR SIGNATURES.

Signature _____ Date _____
Printed Name _____

Signature _____ Date _____
Printed Name _____

GRANTEE SIGNATURES (only required in the City of St. Louis)

Signature _____ Date _____
Printed Name _____
Address _____

Signature _____ Date _____
Printed Name _____
Address _____

ACKNOWLEDGMENT.

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this _____ (mm/dd/yyyy)

Notary Public

My Commission Expires: _____

EXHIBIT A
Legal Description