**TRANSFER ON DEATH DEED**

 [I/We], [owner's name]/and [owner's name], [Owner(s)/husband and wife], hereby convey(s) to (either [beneficiary/(ies)'s name(s)] or [trustee/(s)' names(s)], as Trustee(s) of the [TRUST NAME] dated \_\_\_\_\_\_\_\_\_ \_\_\_\_\_, 20\_\_), Grantee Beneficiar(y)/(ies), as [type of ownership, e.g., tenants-in-common or joint tenants with the right of survivorship] effective upon the date of the death of the [last surviving] Owner, the following described real property located in [county] County and the State of Wyoming:

[Legal Description]

 TOGETHER WITH all improvements and appurtenances thereon situate or in anywise appertaining thereunto;

 SUBJECT, HOWEVER, to all conveyances, assignments, contracts, mortgages, deeds of trust, liens, security pledges and other encumbrances made by the owner or to which the Owner was subject during the Owner's lifetime and to all restrictions, reservations, exceptions, easements, right-of-ways of record and any interest in the property of which the Grantee Beneficiary has actual or constructive notice of.

[If a Grantee Beneficiary predeceases the (last surviving) Owner, then the interest of such Grantee Beneficiary shall be conveyed to the issue of such Grantee Beneficiary, per stirpes. If such Grantee Beneficiary shall have no issue surviving the Owner, then the interest of such Grantee Beneficiary shall be conveyed to the other named Grantee Beneficiaries, as tenants in common].

[If a Grantee Beneficiary predeceases the (last surviving) Owner, then the interest of such Grantee Beneficiary shall be conveyed to the issue of such Grantee Beneficiary, per stirpes. If such Grantee Beneficiary shall have no issue surviving the Owner, then the interest of such Grantee Beneficiary shall be conveyed to the other named Grantee Beneficiary].

[If the Grantee Beneficiary predeceases the (last surviving) Owner, then the interest of such Grantee Beneficiary shall be conveyed to the issue of such Grantee Beneficiary, per stirpes. If such Grantee Beneficiary shall have no issue surviving the Owner, then the conveyance to such Grantee Beneficiary shall become void].

[If the Grantee Beneficiary predeceases the (last surviving) Owner, the conveyance to the Grantee Beneficiary is void].

 Dated this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_, 20\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[OWNER'S NAME], Owner

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[OWNER'S NAME], Owner

STATE OF WYOMING )

) ss.

COUNTY OF \_\_\_\_\_\_\_\_\_ )

The above and foregoing instrument was acknowledged before me this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_, 20\_\_, by [Owner's Name].

Witness my hand and official seal.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Notary Public

My commission expires:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_