

LADY BIRD DEED (ENHANCED LIFE ESTATE DEED)

Grantor(s): _____

Street Address: _____

City, State, Zip: _____

Grantee(s) (Life Tenant(s)): _____

Street Address: _____

City, State, Zip: _____

Remainderman(s): _____

Street Address: _____

City, State, Zip: _____

Legal Description of Property:

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Recitals:

WHEREAS, Grantor is the owner of the real property described above (the "Property"); and WHEREAS, Grantor desires to convey a life estate in the Property to the Grantee(s), with the remainder interest to the Remainderman(s) upon the death of the last surviving life tenant; and WHEREAS, this deed is intended to create an Enhanced Life Estate (Lady Bird Deed), whereby Grantor retains the full power to sell, convey, mortgage, or otherwise dispose of the Property during Grantor's life without consent of the Grantee(s).

Granting Clause:

Grantor hereby conveys to Grantee(s) a life estate in the Property, subject to all covenants, conditions, restrictions, and easements of record. Grantor retains the full power to sell, transfer, mortgage, lease, or otherwise dispose of the Property during Grantor's lifetime without the consent or joinder of the Grantee(s). Upon the death of the last surviving life tenant, all interests in the Property shall pass to the Remainderman(s) as fee simple owners.

Rights and Powers Retained by Grantor:

Grantor reserves the right to: 1. Sell, convey, or encumber the Property without the consent or joinder of the Grantee(s). 2. Receive all rents, issues, and profits of the Property during Grantor's lifetime. 3. Revoke this deed or amend it at any

time prior to Grantor's death. 4. Use and occupy the Property without interference by the Grantee(s). These rights shall not be subject to any claim by the Grantee(s) until after the death of the last surviving life tenant.

Remainder Interest:

The remainder interest shall pass immediately to the Remainderman(s) upon the death of the last surviving Grantee (life tenant), free of any claims by the Grantor or the Grantee(s). The Remainderman(s) shall take title in fee simple absolute.

Warranties and Covenants:

Grantor covenants that Grantor is lawfully seized and possessed of the Property, that it is free of all encumbrances except those of record, and Grantor has the right to convey the life estate and remainder interests as set forth herein. Grantor warrants to defend the title to the interests conveyed against the claims of all persons whomsoever, except as to encumbrances of record.

Miscellaneous:

1. This deed shall be governed by and construed in accordance with the laws of the State where the Property is located. 2. Any notices required or permitted hereunder shall be in writing and delivered in person or sent by certified mail to the parties at their addresses stated herein or as updated in writing. 3. This deed may be executed in multiple counterparts, each of which shall be deemed an original. 4. The invalidity or unenforceability of any provision shall not affect the remaining provisions, which shall remain in full force and effect.

Signatures:

Signature: _____

Printed Name: _____

Date: _____

Signature: _____

Printed Name: _____

Date: _____

REMAINDERMAN(S) SIGNATURE

Signature: _____

Printed Name: _____

Date: _____

REMAINDERMAN(S) SIGNATURE

Signature: _____

Printed Name: _____

Date: _____

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