



TODD Beneficiary Instructions

Establishing Title

After the death(s) of the Grantor Owner(s), the following documents must be filed with the county recording office in which the Minnesota Transfer on Death Deed was originally recorded:

1. An Affidavit of Identity and Survivorship, which identifies that the Grantee Beneficiary or Beneficiaries survived the deaths of all of the Minnesota Grantor Owners by at least 120 hours.
2. Certified Copies of Death Certificates for each of the Minnesota Grantor Owners.
3. A Medical Assistance Clearance Certificate issued by the Minnesota county agency in which the real property is located for each Grantor Owner. (MN Stat. § 507.071 subd. 20 & 23)

Minnesota Probate Court Jurisdiction

All disputes regarding Minnesota Transfer on Death Deeds are subject to review by, and the jurisdiction of, the appropriate Minnesota probate court.

****This pamphlet contains general information and not legal advice****

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