

Beneficiary Deed

THIS DEED, made this _____ day of _____, 20____, wherein GRANTOR(S):

_____ of the _____ of _____, State of Missouri, without consideration do(es) by these presents GRANT, ASSIGN, CONVEY AND CONFIRM unto GRANTEE BENEFICIARY(IES) named as follows:

(IN EQUAL UNDIVIDED SHARES) (IN THE PERCENTAGE SHARES SET OUT BY THE NAME OF EACH GRANTEE BENEFICIARY) as Tenants In Common, the following described Real Estate, situated in the _____ of _____, State of Missouri, to-wit:

TO HAVE AND TO HOLD the same together with all rights and appurtenances to the same belonging unto the said Grantee Beneficiary(ies) and his/her/their/ heirs and assigns forever, excepting, however, General and Special Real Estate Taxes, record restrictions, notes secured by Deed of Trust or mortgage and all other taxes, liens and encumbrances to which the real estate is subject at the death of Grantor or the death of the last to die of all Grantors.

This Beneficiary Deed is executed pursuant to 461.025 RSMo., 1989. It is not effective to convey title to the above described real estate until Grantor's death or the death of the last to die of two or more Grantors. This deed is subject to revocation and change in the manner provided by law.

IN WITNESS WHEREOF, Grantor(s) execute this beneficiary deed on the day and year first above written.

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20____ before me personally appeared _____ to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _____ executed the same as _____ free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My term expires: _____