

# HALF-OFF LADYBIRD DEED (TRANSFER-ON-DEATH DEED)



**\$350**  
REGULARLY  
NOW  
**\$175**



# BENEFITS OF A LADYBIRD DEED



## KEEP TAX EXEMPTION

You keep your homestead real estate tax exemption, and the county will not reassess the property to raise taxes.



## MAINTAIN RIGHTS

Grantor maintains the right to use and profit from the property for their lifetime.



## NO NEED FOR PERMISSION

Grantor maintains the right to sell, mortgage, or even execute a new lady bird deed to the property at any time, without having to obtain the permission of the grantee on the previous deed.



## LOW RISK

Does not risk the Grantor's Medicaid eligibility because it is not considered a "transfer" until the Grantor passes away.



## AVOID GIFT TAX

Grantor avoids making a gift that might be subject to federal gift tax.



## AVOID PROBATE

Ensures that the property passes to the person or people of the Grantor's choosing by avoiding probate of the property.