

Transfer on Death Deed (TODD)

Transfer on Death Deed [Minn. Stat. §507.071](#)

A transfer on death deed (TODD) is accepted for filing as a memorial and does not transfer any interest in the property until all grantor owners are deceased.

When all grantor owners are deceased, record the following documents with the Registrar of Titles:

1. An affidavit of identity and survivorship (UCB Form [50.2.3](#); Minn Stat § [507.071](#), subd 20),
2. A certified copy of death certificate for each grantor/owner (Minn Stat § [507.071](#), subd 20),
3. A clearance certificate for public assistance claims and liens, signed by the county representative, for each grantor/owner (UCB Form [10.8.9](#); Minn Stat § [507.071](#), subd 23).

The Registrar of Titles will request Examiner of Titles approval to issue a new Certificate of Title to the grantee beneficiaries.

To obtain the clearance certificate for property in Hennepin County:

- Complete the application form ([DHS-5893](#)), and mail the application form to:

Hennepin County Human Services–Estate Recovery
300 South Sixth Street, Suite A-150, MC150
Minneapolis, MN 55487

- For questions pertaining to the application form or clearance certificate, please call:

Phone: 612-596-0674

Contacts

Registrar of Titles

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Examiner of Titles

A-701 Government Center
300 South 6th Street
Minneapolis, MN 55487-0071
Office: 612-348-3191
Ex.Titles@hennepin.us

Website

hennepin.us