

LADY BIRD DEED (ENHANCED LIFE ESTATE DEED)

⚠️ Lady Bird Deed Not Available in [STATE]

The State of [STATE] does not recognize Enhanced Life Estate ("Lady Bird") Deeds. Lady Bird Deeds are recognized — by case law, attorney-general opinion, and/or title-insurance underwriting practice — only in the following five states:

- **Florida** (well-established by case law and title-insurance practice)
- **Michigan** (Attorney General Opinion Bulletin 91, 1978)
- **Texas** (widespread title-insurance practice; Medicaid-recognized)
- **Vermont** (limited recognition — confirm with counsel)
- **West Virginia** (title-insurance practice — confirm with counsel)

In every other state, recording a Lady Bird Deed is likely to be rejected by the county recorder or, worse, rendered ineffective — potentially exposing the property to probate and Medicaid estate recovery.

Use a Transfer-on-Death Deed instead. The Uniform Real Property Transfer on Death Act (or a state equivalent) is recognized in approximately 30 states and accomplishes the same probate-avoidance objective with statutory authority. We have redirected you to our **Transfer-on-Death Deed** template.

This template has halted generation for [STATE]. Please return to the template picker and select the Transfer-on-Death Deed.