

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

< - Enter Name>  
< - Enter Street Address  
< - Enter City, State, Zip>

A.P.N.:  
Order No.:  
Escrow No.:

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**AFFIDAVIT OF SURVIVING SPOUSE**  
**Succeeding to Community Property (California Probate Code Section 13540)**

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_ } ss.

< - Enter Name of Person Signing This Affidavit>, of legal age, being first duly sworn, deposes and says:

1. < - Enter Name of Decedent> is the decedent mentioned in the attached certified copy of Certificate of Death, who died on < - Enter Date>, at < - Enter Place of Death>.
2. Declarant is the surviving spouse of Decedent and was married to Decedent on the date of death.
3. Affiant and Decedent at all times considered the following real property situated in the County of **Los Angeles** State of California to be **community property**:

**<LEGAL>**

4. More than forty (40) days have passed since decedent's death.
5. There has not been nor will there be an election filed pursuant to Probate Code Sections 13502 or 13503 (election to probate spouse's interest in such real property or transfer it to spouse's trust).
6. I am the successor to decedent's interest in such real property and I have full power to sell, lease, encumber and otherwise deal with and dispose of such property pursuant to Probate Code Section 13540. No other person has any right in such property by testate or intestate succession.
7. This affidavit is made for the benefit and protection of my successors and all other parties dealing with such property, including title insurance companies insuring title to such property.

Dated: < - pause>

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

\_\_\_\_\_  
< - pause>

\_\_\_\_\_  
< - pause>

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature \_\_\_\_\_  
Notary Public in and for said County and State

(Seal)  
**This Area for Official Notary Seal)**

**ATTACH CERTIFIED COPY OF DEATH CERTIFICATE**