

## WEST VIRGINIA CODE: §36-12-12

### **§36-12-12. Effect of transfer on death deed during transferor's life.**

During a transferor's life, a transfer on death deed does not:

- (1) Affect an interest or right of the transferor or any other owner, including the right to transfer or encumber the property;
- (2) Affect an interest or right of a transferee, even if the transferee has actual or constructive notice of the deed;
- (3) Affect an interest or right of a secured or unsecured creditor or future creditor of the transferor even if the creditor has actual or constructive notice of the deed;
- (4) Affect the transferor's or designated beneficiary's eligibility for any form of public assistance;
- (5) Create a legal or equitable interest in favor of the designated beneficiary; or
- (6) Subject the property to claims or process of a creditor of the designated beneficiary.