



The Dakota Real Estate Investment Trust

3003 32nd Avenue South, Suite 250
Fargo, North Dakota 58103

Transfer on Death Form

The Dakota REIT reserves the right to allow the following rules to apply to a Transfer on Death (“TOD”) registration:

- A TOD may only be held on Individual or Joint Tenants with Right of Survivorship (JTWROS) registrations (not on an estate, trust, IRA, etc.).
- The TOD beneficiary must be an individual or entity and cannot be the JTWROS person.
- The TOD beneficiary must be named on this form; “spouse” or “child” is not an acceptable designation.
- If you wish to have more than one beneficiary, the total investment amount will be divided into separate investments for each beneficiary designated. You must indicate the percentage of shares for each beneficiary.

CURRENT SHAREHOLDER INFORMATION (Please print names(s) in which shares are registered.)

Complete Registration /Name (s): _____

1st Subscriber’s SSN: _____ Date of Birth: _____

2nd Subscriber’s SSN: _____ Date of Birth: _____

Tax Identification Number: _____ Email Address: _____

Home Phone Number: _____ Business Phone Number: _____

Street Address: _____ City, State, ZIP: _____

TRANSFER ON DEATH DESIGNATION

By signing below, I/we request that my/our investment be registered in “transfer on death” form, and designate the following beneficiary as the one to whom the investment shall pass after I am/we are deceased:

Name of Beneficiary: _____ **SSN/TTN:** _____

Date of Birth: _____ Relationship: _____ Percentage of Shares: _____

Street Address: _____ City, State, ZIP: _____

Name of Beneficiary: _____ **SSN/TTN:** _____

Date of Birth: _____ Relationship: _____ Percentage of Shares: _____

Street Address: _____ City, State, ZIP: _____

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Date of Birth: _____ Relationship: _____ Percentage of Shares: _____

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The following provisions are currently in effect:

1. Pursuant to this form, beneficiary designations will only apply to the accounts listed on this form. However, if a new account is subsequently opened by exchanging from an account with a TOD beneficiary, the new account will include the existing account's beneficiary designation. In the event a named beneficiary pre-deceases all accounts owners, the deceased beneficiary's designated portion of the account will be divided equally among surviving beneficiaries.
2. You can change your designation of beneficiary at any time by submitting a new signature guaranteed Designation of TOD Beneficiary form.
3. A TOD registration may not be changed or revoked by will, codicil, or telephone conversation.
4. A custodian under the Uniform Gifts to Minors ACT (UGMA) may not be designated as a beneficiary because the UGMA applies only to gifts made during the lifetime of the donor. A custodian under the Uniform Transfers to Minors Act may be designated as a beneficiary.

By signing below, I/we also make the following warranties, representation and agreements:

1. Dakota REIT is not required to re-register the investment in name of the beneficiary unless you have received such documents as you may require to establish that I/we are both deceased.
2. Dakota REIT is not responsible for determining the tax consequence of the decision to register this investment to those requested above.
3. I/we agree to hold harmless, indemnify and defend Dakota REIT and its agents for any claim, loss or liability resulting from (a) breach of any warranty or representation in this agreement, and (b) any action you taken in connection with the registration, any re-registration in the name of the beneficiary, and from any distribution thereafter to the beneficiary, made as requested or authorized under the agreement.
4. If this agreement is established under Joint Tenancy with Rights of Survivorship account status, upon death of one of the owners, ownership shall pass to the surviving joint owners, and you may follow the instructions of the survivor with regard to the investment, including, without limitation, instructions to (a) terminate transfer on death registration, or (b) change owner to beneficiary.
5. If I have established this account individually and am married (or, jointly and am not married to my joint applicant), my spouse's waiver has been executed below by signing.
6. Dakota REIT has not provided any legal advice to me, and I agree to obtain the advice of any attorney with regard to the enforceability of this form of registration in my state, and its effect on my estate and tax planning.

By signing below, you revoke any prior beneficiary designation for the account referenced above, and designate the beneficiary name on the date of this signing. Reserving the right to revoke or change this beneficiary designation by written notice, you acknowledge the designation is effective upon receipt by Dakota REIT.

AUTHORIZED SIGNATURE(S)

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Signature of Shareholder

Date

--

Signature of Shareholder's Spouse's Waiver

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Date

--	--

Signature of Joint Account Shareholder, if applicable

Date

--

Signature of Joint Account Shareholder's Spouse's Waiver

--

Date

MAIL TO: The Dakota REIT, 3003 32nd Avenue South, Suite 250, Fargo, ND 58103
Phone 701.239.6879