

## How to Avoid Probate & Why Not To

Probate is court settlement of a dead person's debts and then transfers of his assets to living persons. It often costs over 3%-6% of the total estate and takes about a year and often longer.

Avoid it by:

Holding appreciated property in joint names BUT that costs more than 36% of the property appreciation in tax upon sale!

Avoid the tax and probate by depositing assets into a trust, which means deeding real property into the trust name. BUT you MUST be able to trust the Trustee who will control the trust!! You can be your own trustee so long as you are competent.