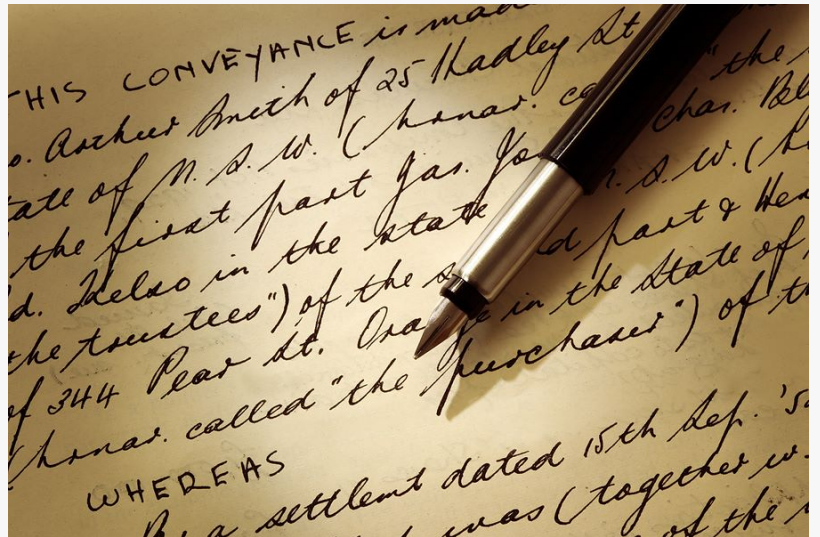


How to Transfer a Home to an Online California Trust

Often, online trusts omit a crucial step. The omitted step is to transfer real property into the online trust.

HUNTINGTON BEACH, CA, UNITED STATES, December 26, 2023 /EINPresswire.com/ -- Often, online trusts omit a crucial step. The omitted step is to [transfer real property into an online trust](#). The transfer is by a deed from the owner to the owner as a trustee of their revocable living trust. The deed is recorded in the county where the home is located.



Deed and Record prepares and e-records deeds for trusts created online.

A website, [DeedAndRecord.com](#), prepares and records the deed. A real person does all the work. There is no need to guess what to do. Avoid the frustration of rejections by the county recorder.

A trust has three actors: the settlor, the trustee, and the beneficiary. The settlor creates the trust.

“

A revocable living trust is recognized as simply a probate avoidance device.”

Mark W. Bidwell

The trustee has the fiduciary duty to administer the trust for the beneficiary. The beneficiary is the person who enjoys the benefits of the trust.

The transfer from a homeowner to the same person as a trustee of a revocable living trust can be confusing. The change is the owner has "a fiduciary relationship to

property.” The fiduciary relationship is to the beneficiary of the trust, who is also the owner. The owner remains the same because the trustee and beneficiary are the same.

A revocable living trust is recognized as simply a probate avoidance device. The unity of trustee and beneficiary is severed on death—persons identified in the trust step into the roles of trustee and beneficiary. The trustee transfers ownership from the trust to the beneficiary. This [avoids probate](#).

Often, online trusts omit to fund real property into the online trust. Funding is by deed. A website, DeedAndRecord.com, prepares and records the deed. A real person does all the work. There is no need to guess what to do. Avoid the frustration of rejections by the county recorder.

Mark W. Bidwell, an attorney licensed to practice in California, provides this press release. Office is 4952 Warner Avenue, Suite 235, Huntington Beach, California 92649. Phone is 714-846-2888. Email is Mark@DeedAndRecord.com.

Mark W. Bidwell
Deed and Record
+1 714-846-2888

[email us here](#)

Visit us on social media:

[Facebook](#)

[LinkedIn](#)

This press release can be viewed online at: <https://www.einpresswire.com/article/675424774>

EIN Presswire's priority is source transparency. We do not allow opaque clients, and our editors try to be careful about weeding out false and misleading content. As a user, if you see something we have missed, please do bring it to our attention. Your help is welcome. EIN Presswire, Everyone's Internet News Presswire™, tries to define some of the boundaries that are reasonable in today's world. Please see our Editorial Guidelines for more information.

© 1995-2023 Newsmatics Inc. All Right Reserved.