

The Advantages of Using A Lady Bird Deed

There are many benefits over other types of real estate transfers

Atkinson Petruska Kozma Hart & Couture, PC



Northern Michigan's Most Trusted Legal Team for Over 50 Years

**A Lady Bird deed avoids probate
but the owner keeps full control
of the property until death**



**See our article explaining LB deeds here:
<https://www.need-lawyer.com/use-a-lady-bird-deed-for-your-home-to-avoid-probate/>**

So what are the advantages of Lady Bird deeds?



A Lady Bird deed is already filed at the courthouse; there is no need to look for a "deed in the drawer" after the owner's death



A Lady Bird
deed avoids
the cost and
delay of
probate court

The transfer of the real
estate is *automatic* upon the
owner's death



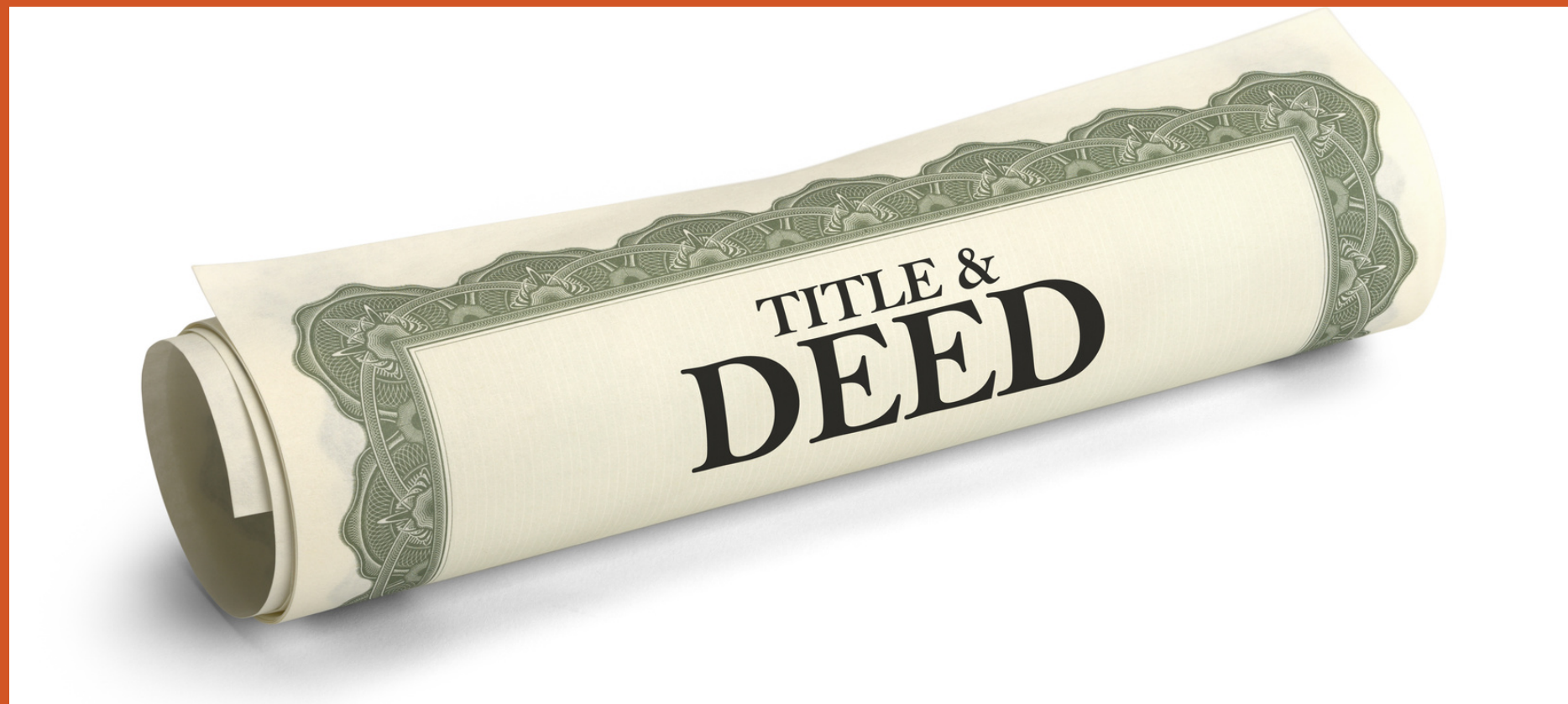
There is no uncapping of property tax on the land, and no county or state transfer taxes



There is no divestment for Medicaid purposes and no loss of any Medicaid exemption, and it is an uncountable asset for Medicaid purposes if it is a homestead

See our article on the use of Lady Bird deeds and Medicaid issues here: <https://www.need-lawyer.com/another-good-reason-to-use-a-lady-bird-deed-medicaid-planning/>

The owner keeps *full control* of the land during his life and can do whatever he wants with the property until then.



The transferee has NO rights in the property until the owner dies

There are some disadvantages to using a Lady Bird deed, so see your estate planner to see whether a Lady Bird deed is right for you



Real estate matters and issues involving deeds and land ownership can be complex and confusing. If you have questions about any real estate matter, be sure to contact us.

Atkinson Petruska Kozma Hart & Couture, PC.



Northern Michigan's Most Trusted Legal Team for Over 50 Years