



August 2019

## Tenancy in Common vs. Joint Tenancy

When it comes to how you hold title to your property, most people often confuse the two most common ways of holding property with another person: (1) Tenancy in Common; and (2) Joint Tenancy (with the Right of Survivorship). There are, however, very big differences between these two methods of joint ownership. With both Tenants in Common and Joint Tenancy, two people may hold a shared interest in the property. With Tenants in Common, the owners can own unequal proportions (i.e. one joint owner may own 75% while the other owns 25%), but with Joint Tenancy, the ownership interests must be identical (i.e. both joint owners must each own 50%). However, the biggest difference between the two is what happens at the time of the first joint owner's death.



With Tenancy in Common, if Person A and Person B hold title as “tenants in common”, then when Person A dies, Person A’s share of the property will go through probate and eventually to Person A’s heirs.

With Joint Tenancy, if Person A and Person B hold title as “joint tenants”, then when Person A dies, Person A’s share of the property will pass automatically to Person

B, without probate and without court involvement – even if Person B is unrelated to Person A. However, while probate may be avoided at the first death, unless Person B transfers his/her interest into a trust, the property will be probated when Person B subsequently dies.

Joint tenancy is a very common way to hold title, but there is generally a better way to hold title. The best approach is to hold title in the name of your living trust, so that no matter which owner of property passes, it passes to your desired beneficiaries in accordance with your trust and without probate.



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# DIY Silverware Caddy



Great way to bring silverware quick easy and stylish to the table. Choose whatever color you prefer to paint and save those tin cans!

What you need is

- ♦ Wood board
- ♦ Leather or material strap for carrying
- ♦ Drill
- ♦ Screws
- ♦ Paint
- ♦ Labels and Paint Pens

<https://diyncrafts.site/cheap-diy-projects/15-easy-and-cheap-diy-projects-to-make-your-home-a-better-place-3/>

## ***Moonies (Chocolate Mousse Brownies)***

### **INGREDIENTS**

Brownies

- ♦ 2 ounces unsweetened chocolate, melted
- ♦ 1/3 cup vegetable oil
- ♦ 1 cup Imperial Sugar Extra Fine Granulated Sugar
- ♦ 2 whole eggs
- ♦ 3/4 cup all-purpose flour\*
- ♦ 1/2 teaspoon salt
- ♦ 1/2 teaspoon baking powder



Mousse

- ♦ 3/4 cup mini marshmallows
- ♦ 4 ounces semi sweet chocolate chips
- ♦ 1/4 cup milk
- ♦ 1 cup heavy cream

\*Spoon & Sweep method: Use a spoon to fill measuring cup with flour until required amount is obtained. Scooping measuring cup directly into flour bag will firmly pack flour resulting in too much flour required for recipe.

### **DIRECTIONS**

1. Preheat oven to 350°F degrees. Grease and flour an 8-inch baking dish. Or line with foil, and spray with non-stick spray.
2. In a bowl combine melted chocolate with canola oil. Add sugar and eggs. Mix until well combined. Stir in flour, salt, and baking powder.
3. Pour batter into prepared pan. Bake for 25-30 minutes, until a tester comes out mostly clean. Remove from oven and let brownies cool completely.
4. To prepare chocolate mousse, heat marshmallows, chocolate chips, and milk in a saucepan over low heat, stirring occasionally until melted. Remove from heat and cool completely.
5. Once chocolate is cooled, whip heavy cream until stiff peaks form. Slowly add in cooled chocolate until well combined and stiff peaks reform.
6. Spread over cooled brownies. Store in the refrigerator for 2 hours to set before serving.

For full instructions:

[https://www.imperialsugar.com/recipes/moonies-chocolate-mousse-brownies?](https://www.imperialsugar.com/recipes/moonies-chocolate-mousse-brownies?utm_source=Pinterest&utm_medium=August+Traffic+Promoted+Pin&utm_campaign=moonies&pp=0&epik=dj0yJnU9c3BuODA1N1Zka3FGd2dXSlpTTnpPU1cxd3g2NllYajEmbj1WR0M3VHctTTBEX2NOcmFLcXc0WWFnJnQ9QUFBQUFGMWQ5TW8)

[utm\\_source=Pinterest&utm\\_medium=August+Traffic+Promoted+Pin&utm\\_campaign=moonies&pp=0&epik=dj0yJnU9c3BuODA1N1Zka3FGd2dXSlpTTnpPU1cxd3g2NllYajEmbj1WR0M3VHctTTBEX2NOcmFLcXc0WWFnJnQ9QUFBQUFGMWQ5TW8](https://www.imperialsugar.com/recipes/moonies-chocolate-mousse-brownies?utm_source=Pinterest&utm_medium=August+Traffic+Promoted+Pin&utm_campaign=moonies&pp=0&epik=dj0yJnU9c3BuODA1N1Zka3FGd2dXSlpTTnpPU1cxd3g2NllYajEmbj1WR0M3VHctTTBEX2NOcmFLcXc0WWFnJnQ9QUFBQUFGMWQ5TW8)



As a client of our law firm, you certainly know the importance of estate planning for your assets upon your death. You probably also know how important it is to plan for disability. We all know death is inevitable, but more and more disability and incapacity is becoming a problem for our aging population. Due to science and technology, we are able to live longer lives, but not necessarily healthier lives. As a result, we need an incapacity and disability plan in place.

We are not referring to disability or long term care insurance (which are also important). We are referring to powers of attorney for healthcare and financial matters. If you lose capacity to pay your bills, manage your finances, file your taxes, direct your investments, etc., who is going to do these things for you? If you cannot make your own medical decisions, who will make them for you? Even if you know who would do it, how do you know they legally would have the authority to act for you? Well if you have a proper power of attorney in place, then you shouldn't worry, because your power of attorney gives your agent the authority to act for you upon your incapacity. However, it's important to review your power of attorney periodically to ensure that the person or persons you've named are still the right candidates for the role.



## Free Seminar



We regularly conduct a free estate planning seminar designed to teach about the benefits of creating an estate plan. The seminars are held on-site at our Anaheim office inside of our "classroom" and led by our very own James F. Roberts. We offer light snacks and refreshments to the attendees and the group is often small and intimate, which allows for questions to be asked comfortably and for a very relaxed environment.

Please encourage your loved ones to attend the seminar so that they may learn more about the estate planning process and benefits. Our next event will be **August 22nd, 2019 at 6:00 pm**. We look forward to seeing you and your family, friends, colleagues and neighbors! Please share this event!

**DON'T FORGET OCTOBER FAMILY DAYS ARE JUST AROUND THE CORNER!! SIGN UP NOW!!**

### OCTOBER FAMILY DAYS 2019

- Saturday, October 5, 2019 9:30am-11:30am & 1pm-3pm
- Thursday, October 10, 2019 6:00pm – 8:00pm
- Saturday, October 19, 2019 9:30am-11:30am & 1pm-3pm



We hope that you have had the very best experience with our firm! And we hope that you would consider referring a friend that we may be able to help the same way we helped you! Getting a referral from a customer gives us a lot of pride! It shows us that we did a good job and our clients appreciate us!

The Law Offices of James F. Roberts & Associates

3061 E. La Palma Ave.  
Anaheim, CA 92806

Phone: 714-459-5481  
Toll Free: 866-590-0886  
E-mail:  
[amanda@webuildyourtrust.com](mailto:amanda@webuildyourtrust.com)



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