

STRAW HAT ENTERPRISES, INC.

Temecula, CA 92592

Serving Southwest Riverside County, Part of The Inland Empire

Appraisal Consultant to Estate, Legal, Financial, Government, and Ranch & Agricultural Industries

December 7, 2023

Co or Successor Trustee, Executor or Executrix of Will-

Top 5 Things to Consider doing immediately after the passing of a Trustee:

- 1) Double the number of death certificates, if you were told 10 get 20, if 20 get 40. Easier to get them now than going back thru county agencies to get copies later,
- 2) Get a spiral notebook, laptop, or Trello (or however you take notes) for logging all calls, meetings, trips to attorney, banks, CPA, and visits to property for the Estate as the Fiduciary, log date and time, along with whom you met and what was discussed. This is for the just in case moment or a disgruntled beneficiary (and YES beneficiaries can get disgruntled even if they are family),
- 3) Change all the locks to the home(s) immediately to protect the estate and contents, even if you are sure no one else has a key,
- 4) Shoot videos / pictures of the entire property- inside/outside, garage, include outdoor furniture and landscaping. Take photos/videos of open drawers, cabinets, closets, flooring, counter tops, appliances, glassware, artwork, family photos, furniture, clothing, shoes, boots, tools, when done upload to the cloud or place on a flash drive and store in secure location like a Bank Safety Deposit Box,
- 5) Meet with Accountant, CPA and/or Trust Attorney to understand your role, the process itself including any timelines required by Trust, Will or Tax Law (including tax filings, if required) and what they recommend you do, like get an appraisal.

If you have any questions about taking on the very important role of Fiduciary of an Estate and dealing with the real estate, please call me at (909) 262-3434. Also, verify this list with your Legal Counsel or Trust Accountant.



Brad Bassi, SRA

Designated Member of the Appraisal Institute

Certified Residential Real Estate Appraiser

Estate Appraiser including Retrospective Date of Value, Gift and Donation Appraisals

Family Law Appraiser

Litigation Expert Witness

Litigation Support

Horse Ranch, Ranch, Rural, and Residential Land Appraiser

bradbassi@yahoo.com

www.strawhatent.com



Mobile Phone: (909) 262-3434