

GUIDE TO PROBATE OF WILL AS MUNIMENT OF TITLE

No Executor Appointed. Based on the evidence presented, I have found that the decedent had no debts other than possible debts secured by liens on real estate. Therefore, no need for an administration of this estate exists. No independent executor has been appointed. Even if you were named as independent executor in the Will, you may not collect estate assets or execute deeds to property as an independent executor.

Bank Accounts and Other Personal Property. The Order Admitting the Will to Probate as a Muniment of Title ("the Order") is legal authority for all entities (banks, brokers, insurance companies, etc.) with estate assets to transfer particular assets distributed by the Will directly to the beneficiaries named in the Will. Before an entity will distribute estate property, you must present it with a certified copy of the Will and the Order that can be obtained from the Probate Clerk at (817-884-2840).

Automobiles. Title to automobiles can be transferred into the names of the beneficiaries listed in the Will by presenting a certified copy of your Will and Order at the Tax Assessor's office, 100 E. Weatherford, 2nd Fl., FW; Southwest Sub-Courthouse ("SC"), 6551 Granbury Rd., FW; Griffin SC, 3212 Miller Ave., FW; Southeast SC, 700 E. Abrams St., Arlington; Northeast SC, 645 Grapevine Hwy., Ste. 6, Hurst; or Northwest SC, 6713 Telephone Rd., FW.

Real Estate. Title to real estate in Tarrant County automatically passes into the name of the beneficiaries listed in the Will. In order to receive tax statements or claim tax exemptions, contact Tarrant Appraisal District at 817-284-0024. If the decedent owned property in other Texas counties or in other States, please consult your attorney.

Compliance Affidavit. If I have required you to file a sworn affidavit within 181 days stating specifically which terms of the will have been fulfilled and which terms have not been fulfilled, you should consult your attorney as to the preparation of this document. This document must be signed and sworn to by you before a notary.

Sincerely yours, Pat Ferchill