DISCLAIMER

This presentation is intended to provide accurate and authoritative information with regard to the subject matter covered. It is offered with the understanding that neither the publisher nor the author is engaged in rendering legal, accounting or other professional services. If legal advice or other expert assistance is required, the services of a competent professional person should be retained.

…From the Declaration of Principle jointly adopted by committee of the American Bar Association and a committee of Publishers and Associations…

Every effort has been made to reflect current tax law and interpretations as of the date of publication of this presentation. However, this is a dynamic field of endeavor in which new laws are enacted, old laws precede case laws, Revenue Rulings, Treasury Policy and tax laws are constantly changing. Readers are advised to proceed with caution before implementing the strategies contained herein and to consult with appropriate professional advisors prior to committing time and financial resources as a result of the material contained in this book or in the seminar from which it was obtained.

<u>This Is For Instructional Purposes Only.</u>

Death, Taxes, and now add Lawsuits!

- ✓ There are 177 lawsuits filed every 60 seconds in the USA.
- ✓ That is 93,031,200 lawsuits every year!
- ✓ You die only once, but you could be sued 5 times on average in your life

*This means **you must plan for this event to occur**

You're About To Discover . . .

How Protecting Your Assets Cuts Your Cost Of Real Estate Investing!!!

- ✓ Bigger Profits When Selling
- ✓ Eliminate Risk Selling Notes Or Contracts
- ✓ Combine With LLCs
- ✓ Avoid Frivolous Lawsuits

Mr. Land Trust® Randy Hughes

Land Trusts MADE SIMPLE

What Is The Tool Of Smart Investors?

- ✓ Just A Few Pieces Of Paper . . . A TITLE HOLDING TRUST!
- ✓ Trust Agreement
- ✓ Deed In Trust
- ✓ Involves Two Parties
- ✓ Trustee & Beneficiary

Cost Of Creating A Land Trust? Nothing . . . It's FREE!

Types of Property Held in a Trust:

- ✓ Houses, Apartment Buildings, Commercial Buildings
- ✓ Leasehold Interests, Contracts For Deed
- ✓ All Interests In Real Estate (Notes, Air Rights, Mineral Rights, Etc.)
- ✓ Mobile Home & R V Parks
- ✓ Storage facilities

Who Can Create a Land Trust ?

- ✓ Real Estate Investors, LLCs & Corporations
- ✓ Individuals, Partnerships, Joint Venture
- ✓ Everyone . . . *including YOU!*
- ✓ *Attorneys receive CE credit*

https://ltmsu.com/lndtrstcle

Why Use a Trust to Make More Money?

- ✓ You Get Privacy & Asset Protection
- ✓ Make Greater Profits
- ✓ Excellent When Used In Combination With LLCs
- ✓ Free To Create!
- ✓ You Can Do It Yourself With My Personal Instruction & Forms

Who Is NOT Using This Profit and Privacy Tool?

The Owner(s) That Put Their Name On Title To Real Estate

Are You Going To Join The Club Today?

- ✓ I will coach you through your first Trust Agreement
- ✓ Call me 7 days a week for support . . . **I answer my phone!**

Mr. Land Trust® Randy Hughes

Land Trusts MADE SIMPLE

Most Likely To Get Sued in America Today

1. Owners of Residential and Commercial Real Estate
2. Parents of Teenage Drivers
3. Accountants
4. Architects/Engineers
5. Corporate Officers and Directors
6. Police Officers, Sports Figures,
7. The High Profile & Wealthy

NOTE: 97% of lawsuits filed *do NOT go to trial!*

Who Is Looking Out For You?

NOT Your Insurance Company

NOT Your Attorney

NOT Your Tenants

NOT Your Family Members

NOT Business partner(s)

NOT Your Accountant

NOT Your Mother

Mr. Land Trust's® History of Investing

- ✓ Full Time Real Estate Investor
- ✓ First house purchased in 1969
  (with pop bottle deposit money)

- ✓ B. S. in Business Degree 1973
- ✓ Family history of alcoholism
- ✓ After parents went bankrupt and divorced-decided to take a different path in life (be proactive)

4 Simple Steps To Forming A Land Trust

Step 1: Create Trust Agreement

Step 2: Create Deed In Trust

Step 3: Record Deed In Trust

Step 4: Sleep Well!

Step 1: Create Trust Agreement

- ✓ Start With A Good Trust Agreement
- ✓ Follow My Instructions
- ✓ Trustee And Beneficiary Sign
- ✓ Keep For Your Records – DO NOT RECORD

Step 2: Create Deed In Trust

- ✓ Start With A Deed In Trust
- ✓ Seller Is The Grantor (giving title)
- ✓ Your Trustee Is The Grantee (receiving title)
- ✓ Don't put your home address on the Deed!

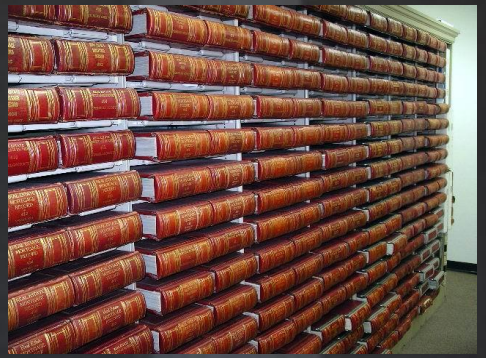
WARRANTY DEED IN TRUST

Mr. Land Trust® Randy Hughes

Land Trusts MADE SIMPLE

Step 3: Transferring Property into the Trust

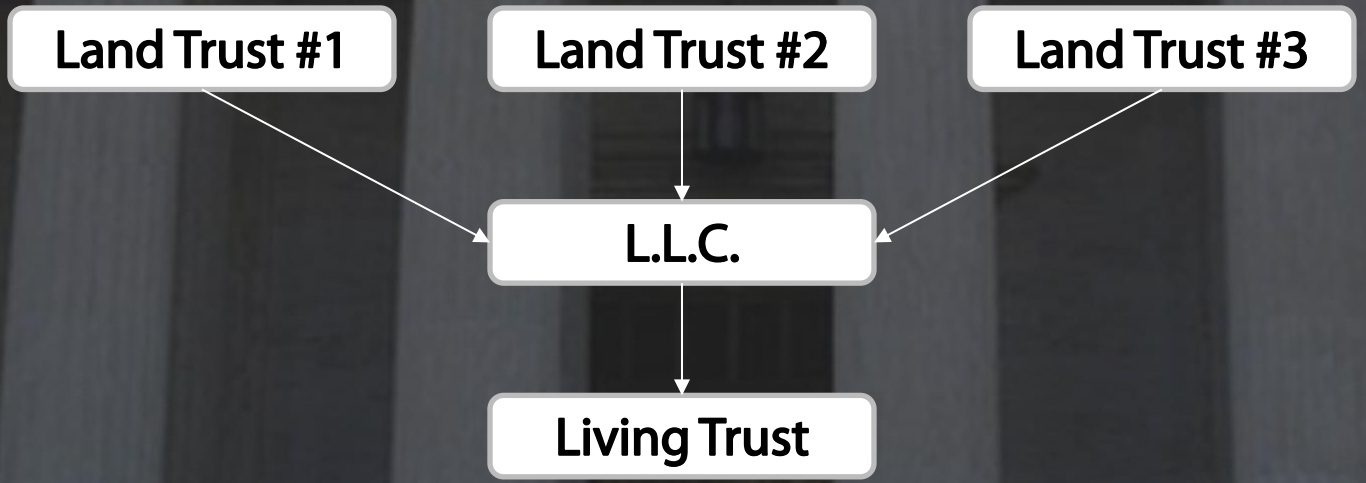
- ✓ Record your Deed in Trust at County Recorder's Office
- ✓ Record in the county where the property is located
- ✓ Receive recorded Deed in Trust in the mail
- ✓ Keep safely in your records



Step 4: Sleep Well!

Sleep Well Tonight Knowing That You And Your Assets Are More Secure!

Land Trust Funnel



12 Reasons to Use a Land Trust

1. Avoids Your Property Going Through Probate Court
2. Judgments do not attach to the property
3. Easier/Safer management when multiple owners

12 Reasons to Use a Land Trust (Cont.)

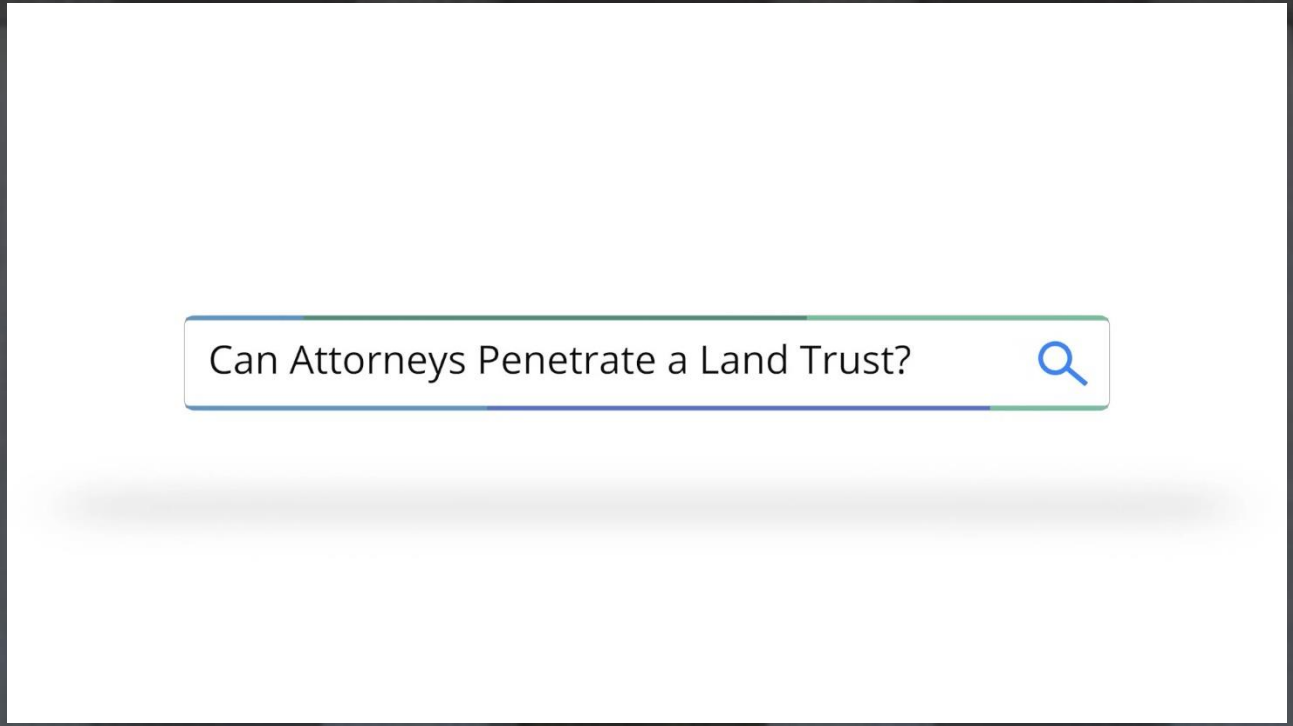
4. Wholesaling and Contract Assignments easier
5. No registered agent (saves franchise fees)
6. IRS pass-thru non-entity (no tax return to file)

12 Reasons to Use a Land Trust (Cont.)

7. Protection against unhappy tenants!
8. Avoids Due on Sale Clause, Transfer tax, Tax Re-assess at sale, and Closing Costs!
9. Privacy of ownership helps avoid I.D. theft of your name and keeps debt off your credit report!

12 Reasons to Use a Land Trust (Cont.)

10. Repossess DON'T foreclose R.E. sold on installment contract
11. Selling on a Lease-Option (the Beneficial Interest)
12. Naming your Land Trust (avoiding frivolous lawsuits)



INVESTOR EVENTS

Mr. Land Trust® Randy Hughes

Land Trusts MADE SIMPLE

Mr. Land Trust® Randy Hughes

Land Trusts
MADE SIMPLE

Mr. Land Trust® Randy Hughes

Land Trusts MADE SIMPLE

Land Trust University Membership

& Land Trusts Made Simple® System

Land Trust University Complete Membership
6 months FREE! Today Only ($222 value)

Mr. Land Trust® Randy Hughes

Land Trusts MADE SIMPLE

About The Online Training Video/Audio

- ✓ Real-life examples of how Land Trusts make you more money!
- ✓ Listen to the training in your car or on your device
- ✓ Use a Land Trust for Foreclosures, Subject To's, Lease-Options, Contract Assignments!
- ✓ **Service is EVERYTHING . . . I answer my phone!**

Land Trust Forms & Documents Included!

- ✓ Trust Agreement
- ✓ Deed In Trust
- ✓ All the Land Trust management forms you will ever need for the rest of your life!
- ✓ Simply fill in the blanks and hit "Print"

All Files Are Microsoft Word or PDF forms

The Bottom Line Is . . .

You Work Hard To Acquire Your Assets! Invest A Little Bit of Time & Money Learning How To Protect Them!

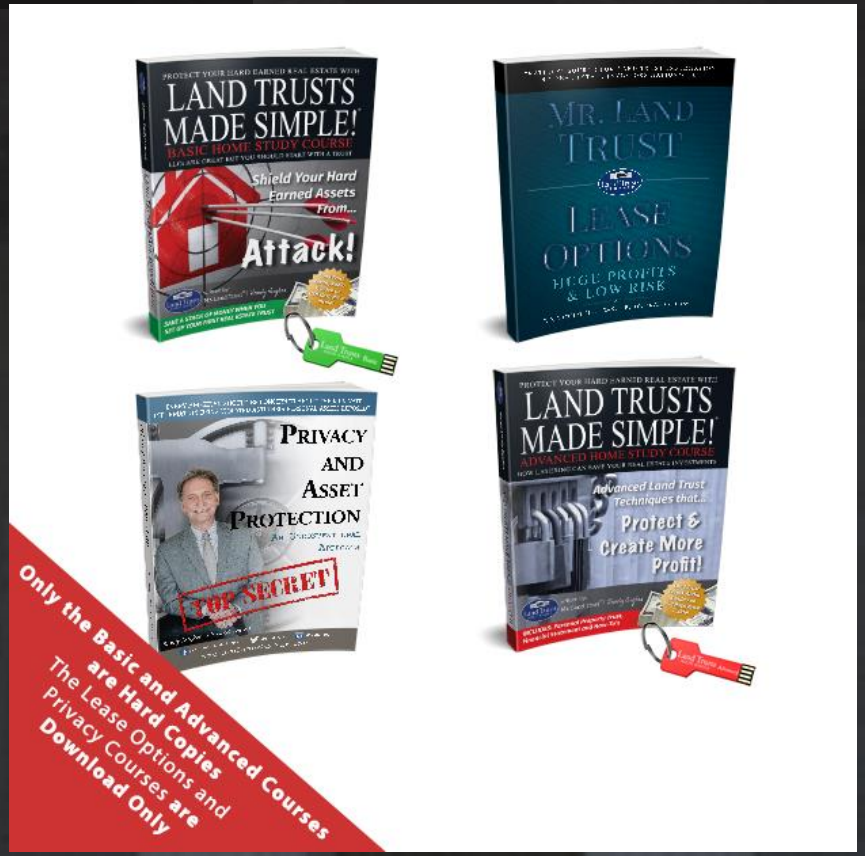
You can't wait until the **Wolf Is At The Door** to start your asset protection plan!

My Personal 100% Iron-Clad Money Back Guarantee

Take action now and try the hard copy version of my system for 14 days. If you aren't amazed at how easy it is to follow, simply send it back for a full refund.

And I know once you try it,

you'll see how easy it is . . .



Mr. Land Trust® Randy Hughes

Land Trusts MADE SIMPLE

Land Trusts Made Simple-Elite Package

- ✓ All four of Mr. Land Trust's® Courses
- ✓ Land Trusts Made Simple® – Basic
- ✓ Land Trusts Made Simple® – Advanced
- ✓ Huge Profits/Low Risks with Options
- ✓ Privacy and Asset Protection course
- ✓ Includes Audio, Videos, Forms and 6 months FREE membership in LTU
- ✓ Normal Website Prices = $1,550
- ✓ **Today's Killer Deal Price = $1,097**

Mr. Land Trust® Randy Hughes

Land Trusts MADE SIMPLE

Mr. Land Trust® Randy Hughes

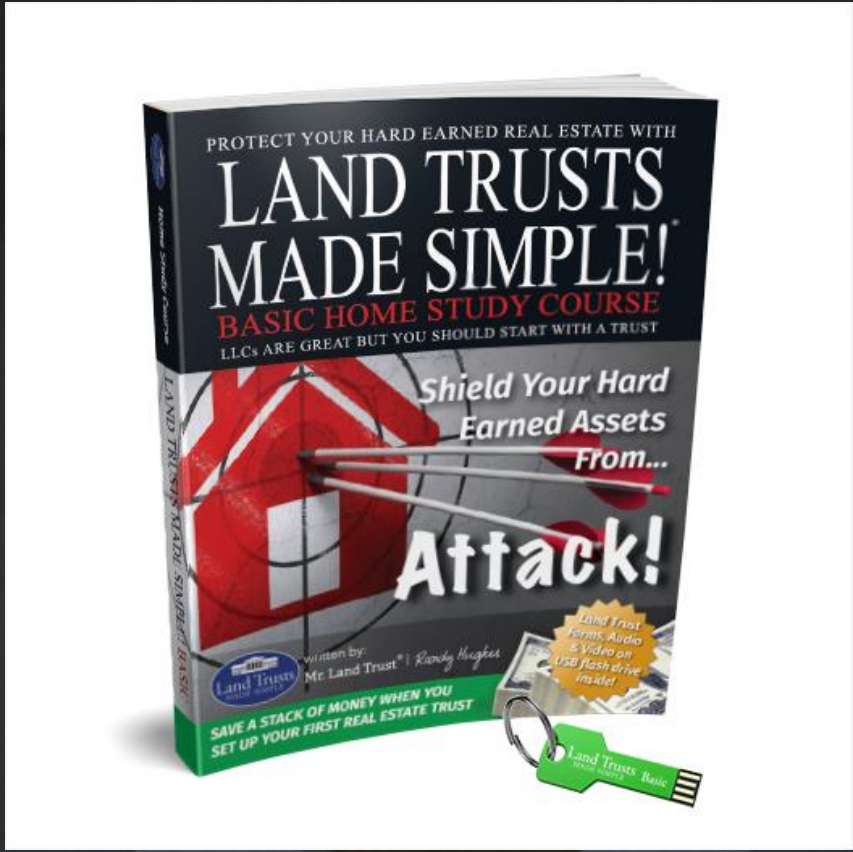
Land Trusts MADE SIMPLE

Land Trusts Made Simple-Combo Deal
Basic and Advanced Courses

- ✓ Teaches you Basic and Advanced asset protection techniques
- ✓ Combining Land Trusts with LLCs, Corps & other types of Personal Property Trusts
- ✓ USB Drives & Online access to all materials too!
- ✓ Regular price = $597.00 each.
- ✓ If you buy today, **only $897.00 for BOTH courses**. **Save $297!**

Mr. Land Trust® Randy Hughes

Land Trusts MADE SIMPLE



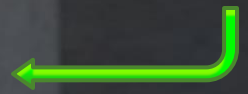
Mr. Land Trust® Randy Hughes

Land Trusts MADE SIMPLE

TODAY ONLY SPECIAL PRICE

- ✓ Land Trusts Made Simple Basic Home Study Course
- ✓ Watch my Recorded Live Seminar
- ✓ Land Trust Forms & Agreements
- ✓ Land Trust University 6-month Trial Membership FREE!
- ✓ All materials available online

$597.00



Mr. Land Trust® Randy Hughes

Land Trusts MADE SIMPLE

Which Package Fits Your Future?

Basic

Complete

Elite

Mr. Land Trust® Randy Hughes

Land Trusts MADE SIMPLE

Get Your Home Study Courses Today!

Land Trusts Made Simple® - Basic Course

or

Land Trusts Made Simple® - Basic & Advanced Courses

or

Land Trusts Made Simple® - Elite Package (all 4 courses)

Please act now to get your Home Study Course/Training

Mr. Land Trust® Randy Hughes

Land Trusts MADE SIMPLE

Use *PayPal* Credit

and pay in 4 INTEREST-FREE installments!

Look for it when you checkout

Which Package Fits Your Future?

Basic

Complete

Elite

Mr. Land Trust® Randy Hughes

Land Trusts MADE SIMPLE