Regardless of method of management selected, procedures for development, conservation and enhancement can be outlined and authority granted by the action of the trustees and recorded in trust minutes.

F. Perpetuity

Trust ownership of real estate unlike individual ownership or partnership ownership is not subject to death, disagreements and possible litigation.

G. Simplified Conveyance

In the disposition of property, when assets are conveyed it is not necessary to go through the added expense of title searches and title insurance and all other expenses incidental to the transfer of ownership. Having been paid when the property was conveyed into the trust, at the time of acquisition, there is no repetition of these expenses upon the demise of the grantor; all that is required is for the simultaneous resignation of the outgoing trustees and the appointment of new trustees.

II. TRUST USES OF REAL ESTATE

Trusts use real estate in much the same way business and professional men do to carry on their operations and activities, which generate income or carry out the purposes and objectives of their organization.

A trust can do any and all things relating to real estate than an individual can. For this reason trusts fall into the private sector's sphere of operations.

III. MARKETING ACTIVITIES

Trust owned real estate may involve the trust in: marketing, financing, development, and maintenance. In addition to buying and selling decisions, marketing activities may include leasing, renting, trading and exchanging. Decisions to acquire or dispose of property may be made by the managing trustee or anyone he may choose. He may delegate such authority to an associate trustee, a member of the family or to a Real Estate Broker who does this for a fee.

IV. BROKERAGE

Small family trusts as a rule do not do a sufficient volume of business to afford the heavy load of a full time salaried Real Estate Broker. Therefore, an outside broker is called in as needed. This is usually the most efficient way for a small trust to handle their real estate transactions.