



Providing Peace of Mind by Solving Problems with Integrity & Compassion



IT'S THE LAW!

Adam S. Gumson, Attorney at Law

FAMILY LAW

Divorce/Paternity • Child Support & Timesharing • Alimony • Property Distribution • Modifications

ESTATE PLANNING

Wills • Trusts • Powers of Attorney • Health Care Surrogates • Living Wills • Probate Estates

JUPITER LAW CENTER was founded in 1988 and, over the years, has handled a wide variety of legal matters, including Family Law, Estate Planning, Real Estate, Contracts, Personal Injury, Corporations, Immigration Litigation and Criminal Law. In 2008, the firm relocated from Chasewood Plaza to Jupiter Creek Professional Center (behind Water's Edge Dermatology) and shifted its focus to handling primarily Family Law and Estate Planning matters. One focus that has not changed, however, is the firm's commitment to being accessible and giving solid, practical legal advice with a personal touch.

Homestead Exemptions

The Florida Department of Revenue is challenging taxpayers who claim homestead exemptions. New York and New Jersey are challenging taxpayers who have changed their domicile. Taxpayers with a dual residency (or part-time residency) are at the greatest risk for these audits.

ARE YOU PREPARED FOR THIS CHALLENGE?

We can help you determine potential liabilities, represent you in defending an audit or negotiate a settlement. We also have access to experienced attorneys licensed in NY and NJ who can assist with audits in those jurisdictions. Call for a Personal Consultation or to attend one of our Group Seminars.



ONE GOOD DEED DESERVES ANOTHER!

The various types of Deeds might be confusing if you are unfamiliar with Real Estate law. Below is some information about Deeds that may be helpful to you:

What is a Deed? A Deed is the document that transfers the ownership interest in real estate from the Seller (*Grantor*) to the Buyer (*Grantee*). It provides a detailed legal description of the real property being sold/purchased and is the document that evidences a person's ownership of the property.

Warranty Deed. guarantees to the Buyer that the Seller has the legal right to sell the property and that the property is free of debts or other liens (even those that might have existed before the Seller owned the property). If any claims arise, the Seller must defend the title and compensate the Buyer. At an arms-length closing, a *Warranty Deed* is the preferred type of Deed.

Special Warranty Deed. similar to a *Warranty Deed* except that the Seller only guarantees against problems or claims created during his/her ownership of the property, not the property's entire history.

Quit-Claim Deed. conveys a Seller's complete interest in real property, but does not warrant or profess that the Seller's claim of title is actually valid. So, by taking/accepting a Quit-Claim Deed rather than a *Warranty* or *Special Warranty Deed*, the Buyer is accepting the risk that claims to title may arise because it is not certain that the Seller actually owns all (or even any) of the interest claimed. While many families transfer properties with a *Quit-Claim Deed* to avoid the costs of title and other searches, many unsuspecting people are defrauded by naively paying a Seller for a property only to find out later that the Seller did not actually own the property that was purchased.

Enhanced Life Estate ("Ladybird") Deed. *Lady Bird Deeds* are commonly used to avoid the Probate process because they operate to transfer real property upon the *Grantor's* death. The *Grantor* retains full control of the property during his/her lifetime so that in case of a falling out, the Grantor is not stuck with an unfriendly partner.

Thinking about purchasing Real Property and wondering how you should take title? Tune in to our _____ Newsletter to find out!



Attorney Adam S. Gumson of **JUPITER LAW CENTER** graduated from Duke University and University of Florida College of Law (with Honors). In addition to preparing and reviewing Contracts, he primarily handles matters involving Family Law (including Divorce, Paternity, Alimony, Child Support and Timesharing, Property Distribution and Modifications), Estate Planning (including Wills, Trusts, Durable Powers of Attorney, Health Care Surrogates and Living Wills) and Probate Estates. He is married and resides in Jupiter with his wife and three children.

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