

# Handling Real Estate Issues in Probate Estates

*Practical guidance on what is required to sell, refinance, or vest real property from a decedent's estate*

Representation of an estate in real estate transactions can present a host of issues and requirements. This program reviews the fundamentals of conveyances by fiduciaries, devisees, and heirs at law—with a focus on formal versus informal probates and deaths that occur pre-MUPC versus post-MUPC enactment.

Learn about the powers and limitations of the personal representative, as well as how to draft required documents and tips for avoiding common traps for the unwary. The expert faculty also explain how to solve title issues created by fiduciaries, devisees, and heirs at law who do not establish, or have not established, record authority for their action. Bring your questions to customize the dialogue!

## Agenda

- Overview
- How to File a Probate in 2024
- Informal v. Formal Probates
- Limits of Fiduciary Powers
- Drafting Documents
- Late and Limited Probates
- Land Court Probate Rules
- Self-Dealing
- Nominal Consideration Transfers
- Delegation of Power
- Massachusetts Health Liens
- Claims of Legatees and Costs of Administration
- Deeds of Distribution
- Traps for the Unwary
- “Ask the Experts” Q&A Session

## Faculty

Lynne Murphy Breen, Esq., *FNF Family of Companies: Fidelity, Commonwealth & Chicago Title Insurance, Boston, Chair*

Scott J. Clifford, Esq., *Lipsey & Clifford, PC, Hanover*

Emmanuel T. Ebot, Esq., *Stiles & Associates LLC, Marshfield*

Jennifer A. Maggiacomo, Esq., *Magistrate/AJCM, Norfolk County Probate and Family Court, Commonwealth of Massachusetts*

## Dates & Location

Register at [www.mcle.org](http://www.mcle.org)

### LIVE WEBCAST

Monday, April 1, 2024  
9:30 am–12:30 pm  
Program # 2240185WBC

### REBROADCAST

Tuesday, April 16, 2024  
2:00 pm–5:00 pm  
Program # 2240185RB1

### REBROADCAST

Wednesday, April 24, 2024  
1:00 pm–4:00 pm  
Program # 2240185RB2

### ON DEMAND WEBCAST

View after Wednesday, April 24, 2024  
Program # 2240185WBA

## Tuition *(includes written materials)*

- \$245
- \$220.50 MCLE Members
- \$122.50 New Lawyers admitted to law practice within 5 years, Pending Admittees, Law Students, and Paralegals
- **FREE** for MCLE OnlinePass Subscribers

To apply for a need-based scholarship, email [scholarships@mcle.org](mailto:scholarships@mcle.org).

## Materials

*Massachusetts Probate Manual* ebook, plus speaker materials

- E-materials link emailed upon registration
- Transcript & videorecording emailed 2 weeks post-program

## CLE Credits

Earn up to 3 CLE credits



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