

A **Life Estate** may be retained for one or more lives, or for a term of years.

You may donate property such as:

- Personal Residence**
- Vacation Home**
- Farm or Ranch Property**
- Mineral Interests**

A **Life Estate** is accomplished very easily by preparing a deed to Yellowstone Boys and Girls Ranch Foundation. The deed reserves the right to the use of the property to you.

The property must be appraised and you receive a **Charitable Income Tax Deduction** for the present value of the remainder interest gift. The deduction generates immediate income tax savings for you, as well as, reduced future estate taxes and probate costs.

You continue to enjoy full use and benefit of your property and the peace of mind of knowing the important contribution your property will make when you are gone.



Real property is one of your most important assets.

Are you worried about what will happen to your property when you are gone?

Have you have ever thought about leaving property to charity through your will?

Consider a
Yellowstone Life Estate Agreement.

You can benefit from your gift today and assure that Yellowstone boys and girls will receive its benefits tomorrow.

Contact Yellowstone Foundation today, for more information on how a **Yellowstone Life Estate Gift** can help put your mind at ease!

**Yellowstone Boys & Girls
Ranch Foundation, Inc.**

1-800-879-0850

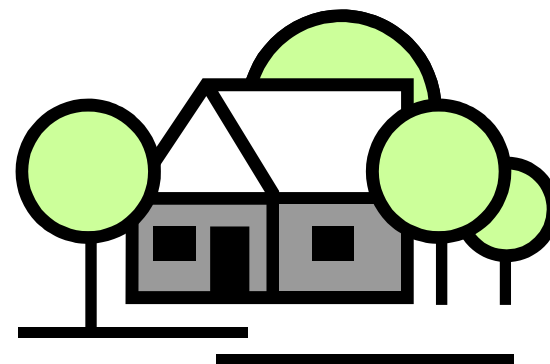
www.yellowstonefoundation.org

This publication was written to provide general information which is both accurate and reliable. However, neither the author, publisher, nor this organization intends to thereby engage in rendering legal or tax advisory service. The services of an accountant or attorney should always be sought for advice on specific cases. Contractual agreements involving wills, trusts and charitable gifts are governed by state laws. Tax revisions should also be considered. When considering charitable contracts, legal counsel should be consulted.

© Yellowstone Boys & Girls Ranch Foundation Inc. 2005

*Waiting creates worries
Giving creates solutions.*

A **YELLOWSTONE LIFE ESTATE GIFT**



Puts your mind at ease!



2050 Overland Ave. • Billings MT 59102
PO Box 80807 • Billings MT 59108
406/656-8772 • 406/656-3547FAX



Mrs. Goode is a recent widow, age 75, who owns a beautiful house in the historic district of Montana's capital city. She loves her home and wants to live there as long as she is able.

Problem: Mrs. Goode worries what will become of her home after she is gone. Mrs. Goode has always intended to leave a generous bequest to Yellowstone Boys & Girls Ranch Foundation, partly because she knows she has estate tax exposure. She also worries about probate and estate costs.

Solution: Mrs. Goode gives her gift to Yellowstone NOW in the form of a LIFE ESTATE AGREEMENT for her home. Mrs. Goode deeds her residence to Yellowstone, retaining a life estate interest which allows her to continue to live in her home and enjoy her life as if nothing has changed - - - except for the BETTER!

- Mrs. Goode receives a LARGE federal charitable tax deduction which reduces this year's income taxes with carry over deduction to reduce next year's taxes as well!
- Mrs. Goode's reduced taxes leaves her with more CASH which she reinvests with her broker to benefit her remaining heirs.
- Mrs. Goode's estate, subject to federal estate tax, has been REDUCED by the value of her home which will transfer free of probate to Yellowstone Foundation upon her passing.
- Mrs. Goode relaxes in the knowledge that her gift establishes an ENDOWMENT in her name to benefit children at Yellowstone Boys & Girls Ranch in perpetuity.

•Mr. Plunty receives a LARGE federal charitable tax deduction which reduces this year's income taxes with 5-year carryover to reduce future taxes as well!

•Mr. Plunty's reduced taxes leaves him with more CASH which allows him to purchase a long-term health care policy.

•Mr. Plunty's estate has been REDUCED by the value of his land which will transfer without probate and free of federal estate tax to Yellowstone Foundation upon his passing.

•Mr. Plunty CONTINUES his stewardship of the land he loves for the rest of his lifetime.

•Mr. Plunty relaxes in the knowledge that, should his health take a turn for the worse, Yellowstone Foundation can assist in the management of his property in his absence and he will STILL benefit from its lease income!

Mr. Plunty, age 80, lives on the same farmstead in the beautiful Madison Valley of Montana where he grew up. Although he no longer farms, he lives in his home and leases the acreage to his young neighbor.

Problem: Mr. Plunty worries what will become of his home and land if he must move into town for health reasons

Solution: Mr. Plunty enters into a LIFE ESTATE AGREEMENT with Yellowstone Boys & Girls Ranch Foundation. Mr. Plunty retains a life estate interest in his property, allowing him to continue to live in his home and continue to lease his land and receive the lease income as if nothing has changed - - - except for the BETTER!

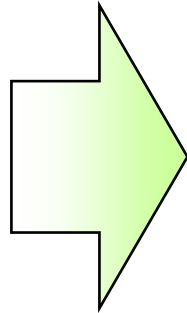


LIFE ESTATE

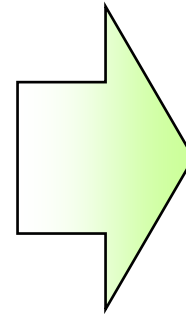


John Doe - Age 85

HOME
FMV \$200,000

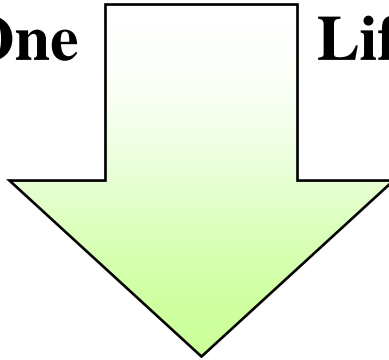


Deed to YBGR
Reserve Life Use
\$200,000



YBGR

One Life



•Federal Income Tax
Deduction/Savings
\$146,293/\$36,573
[4.4%AFR / 25% Bracket]

•Property passes
to YBGR
without probate

- Donor lives in home for life
- Donor responsible for insurance, maintenance, taxes