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HOW TO
**Transfer
Real Property
Without
Probate**
IN MINNESOTA

What Every Estate Planner and Real Estate Attorney Must Know About Avoiding the Probate Process, Including:

- Transfer on Death Deeds
- Tips from County Title Examiners
- How to Keep the Cabin in the Family
- Medical Assistance Basics
- What to Do When Probate is Necessary
- And More!

Tuesday, January 20, 2026 – Attend In Person
Minnesota CLE Conference Center
600 Nicollet Mall, Suite 370, Minneapolis

Can’t Attend In Person?
View an Online Replay on Monday, February 9, 2026 or
Friday, February 20, 2026

HOW TO
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**Tuesday, January 20, 2026 –
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8:30 – 9:00 a.m.
CHECK-IN &
CONTINENTAL BREAKFAST

9:00 – 9:05 a.m.
WELCOME & INTRODUCTION

9:05 – 10:05 a.m.
Transferring Real Property to the Next Generation Without a Probate – TODDs, Life Estates, Living Trusts or Joint Ownership?

Avoiding probate is often the primary objective for estate planning clients. This session will cover the most common ways of avoiding probate for real estate and will discuss the advantages and disadvantages of each technique from the point of view of achieving the objectives of avoiding probate and sheltering assets against nursing home expense.

– Christopher J. Kradle
Julian J. Zweber

10:05 – 10:10 a.m.
BREAK

10:10 – 11:10 a.m.
Using TODDs to Transfer Real Property Effectively – With Special Attention to The New Minnesota Legislative Changes

This session will cover best practices for using transfer on death deeds to transfer real estate as part of an estate plan, including the new legislative changes to the TODDs statute. Additionally, learn about other developments such as the new provisions regarding temporary extended insurance coverage along with other common TODD questions asked by attorneys.

– Matthew A. Anderson

11:10 – 11:15 a.m.
BREAK

11:15 a.m. – 12:15 p.m.
Everything the Examiner of Titles Wants You to Know About Transferring Real Estate

– Wayne D. Anderson
Racheal M. Holland

12:15 – 1:00 p.m.
LUNCH BREAK

1:00 – 2:00 p.m.
Keeping the Cabin in the Family: Tools for Real Estate and Estate Planning Practitioners

For many Minnesotans, there is a desire to keep their cabin “within the family.” For practitioners, there are several tools available to accomplish this objective, and this session will cover some of the more common methods to pass a family cabin down through successive generations.

– Jeffrey C. O’Brien

2:00 – 2:05 p.m.
BREAK

2:05 – 3:05 p.m.
Medical Assistance Fundamentals for Real Estate and Estate Planning Attorneys

- The intersection of disability planning, probate avoidance, and long-term care (planning for MA).
- Lifetime gifts or transfer of real estate and implications for MA benefits including lookback periods for eligibility, penalties/periods of ineligibility, risks associated with transfers, taxes, etc.
- MA Estate Recovery (effect of TODDs, life estates, and quit claim deeds).
- Disclaimers – Beware!
- Jill M. Sauber

3:05 – 3:10 p.m.
BREAK

3:10 – 4:10 p.m.
So You Couldn’t Avoid Probate...What to Do When Probate Proceedings Are Required for Real Estate

Despite planning (or lack thereof) there are times when probate proceedings can’t be avoided. These important steps will be discussed:

- Securing property;
- Due diligence preliminary investigations to determine whether the estate might be insolvent and probate proceedings uneconomic;
- Potential options – balancing time, money, and estate needs;
- Listing and purchase contract considerations: deed types, seller’s disclosures;
- Special circumstances – negative equity, personal property gone wild (AKA hoarders), and more.
- Robert L. Russell

LIVE IN PERSON
Tuesday, January 20, 2026
Minnesota CLE Conference Center
600 Nicollet Mall, Suite 370
Third Floor City Center, Minneapolis

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Monday, February 9, 2026
Friday, February 20, 2026
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HOW TO
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TUESDAY, JANUARY 20, 2026
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