

The revised draft preserves the prior language authorizing the probate court to approve the creation of an enhanced life estate deed (ELED) on behalf of a person under guardianship which I favor. The revised draft clarifies the manner in which title to property vests if a grantee of an ELED predeceases her or his grantor. This clarification should eliminate any existing uncertainty or confusion in such an event. This is an improvement in the revision.

Thank you for affording me this opportunity to comment. I regret that I am not able to attend in person, owing to my court schedule.

Sincerely,

Jeff Kilgore