

Last Will and Testament

of

I, _____, of _____, _____, _____, of sound mind, memory, and understanding and not under undue influence nor constraint, do hereby make, publish, and declare this to be my Last Will and Testament and hereby revoke any and all other wills and codicils heretofore made by me.

ARTICLE I

Personal Representative

I name and appoint _____, of _____, _____, _____, _____, as the Personal Representative of this Last Will and Testament and shall have the absolute power and authority to manage my estate. In the event that the Personal Representative fails to deliver and/or perform, then I appoint _____ of _____, _____, _____, _____ to act in the Personal Representative's place and stead.

ARTICLE II

Expenses and Taxes

I direct that all my debts, last illness, funeral, and burial expenses be paid immediately or whenever reasonably convenient by my Personal Representative. I hereby authorize my Personal Representative to settle and dismiss, in their absolute discretion, any rights or claims against my estate.

I further direct that all my inheritance, estate, and other payable taxes be paid by my Personal Representative in accordance with the federal, state, local, and/or foreign laws.

ARTICLE III

Distribution of Property

All the remainder of my estate, whether real, personal, or mixed, notwithstanding its nature or wherever it is situated at the time of my demise, I give, devise, and bequeath to the following persons:

1st Beneficiary

_____, my _____ of _____, _____, _____,
_____ leave the following property: _____

2nd Beneficiary

_____, my _____ of _____, _____, _____,
_____ leave the following property: _____

3rd Beneficiary

_____, my _____ of _____, _____, _____,
_____ leave the following property: _____

In the event that any of my beneficiaries predeceases me, then I bequeath all my remaining estate, whether real, personal, or mixed, notwithstanding its nature or wherever it is situated at the time of my demise, be divided equally among the remaining beneficiaries.

I hereby authorize my Personal Representative to sell any or all of my properties that cannot be divided equally. I further authorize my Personal Representative to donate any or all my properties to any charitable organization of their choice and to dispose of any or all of my properties that can neither be sold nor donated. All expenses incurred by my Personal Representative shall be considered as administrative expenses.

ARTICLE IV

DISCRETIONARY POWERS OF THE PERSONAL REPRESENTATIVE

My Personal Representative shall be allowed to possess and perform the following discretionary powers without the need to secure a court approval or license:

- a. My Personal Representative shall have the right to lease a real estate property of mine under a set of terms and conditions that they deem appropriate. They can also provide options to renew, options to term extensions, and options to purchase.

b. My Personal Representative shall have the right to settle any claims or taxes, whether in favor or against me, my estate, or to my Personal Representative.

c.

**ARTICLE V
UNPAID DEBTS**

If any of my beneficiaries to this Will is indebted to me and is validated through a Promissory Note at the time of my demise, then the beneficiary's portion of the estate shall be reduced equal to the amount of such debt.

**ARTICLE VI
ASSIGNMENT**

Any interests of any of the beneficiaries to this Will shall not be assignable, transferable, nor paid for any existing debts or equity. The interests of any of the beneficiaries shall not be in any way, controlled nor interfered by spouses or creditors.

**ARTICLE VII
GOVERNING LAW**

This Will shall be governed by the laws of the State of _____.

ADDITIONAL ARTICLES

**ARTICLE IX
BINDING AGREEMENT**

I, _____, on this day, _____ do hereby declare and execute this document to be my LAST WILL AND TESTAMENT, and that I sign it willingly in the presence of the undersigned witnesses, and I execute it as my free and voluntary act for the purposes herein expressed.

TESTATOR'S NAME

The Testator, _____, has signed, published, acknowledged, and declared this document to be their LAST WILL AND TESTAMENT, in the presence of us, at their request, we have hereunto subscribed our names as witnesses on this day _____.

WITNESSES' NAME

WITNESSES' ADDRESS

WITNESSES' NAME

WITNESSES' ADDRESS

WITNESSES' AFFIDAVIT

State of _____
County of _____

This day, _____, personally appeared before me, _____ and _____, who have previously sworn, testify and declare that:

They are the same persons who subscribed their names as witnesses to the Will of _____, on this day, _____. We hereby certify that that Testator was of sound mind, memory, was not under duress or undue influence, and that the Testator is above 18 years old; that the Testator has signed this foregoing instrument as a free and voluntary act for the purposes stated herein.

Taken, subscribed, and sworn to me by the said Testator and the witnesses, this _____.

NOTARY PUBLIC'S NAME
MY COMMISSION EXPIRES: _____