

Land in Common

community land trust

building a collective land base for just and resilient futures in Wabanakik/Maine

www.landincommon.org

Sample Language for Bequest of Land

For bequests that include all land and buildings in a particular location:

I hereby devise to Land in Common, a nonprofit corporation organized and existing under the laws of the State of Maine (EIN: 26-38 32 721), all of my right, title, and interest in and to real estate owned by me and located at [address of land] in the Town of _____.

For bequests that include only a portion of real estate in a particular location:

I hereby devise to Land in Common, a nonprofit corporation organized and existing under the laws of the State of Maine (EIN: 26-38 32 721), all of my right, title, and interest in and to a portion of the real estate owned by me, located at [address of land] in the Town of _____, and further described as follows: [include specific legal description of the land and buildings to be conveyed].

For bequests that include financial support along with real estate, the following phrasing can be added to one of the above paragraphs:

I also devise to Land in Common a sum of \$_____, to be used in support of Land in Common's work as its directors deem appropriate.

Including restrictions on use and care of bequests. We prefer, if possible, that bequests of land are unrestricted. This is not because we would seek to sell the land (this is contrary to our mission), but because it is difficult to write restrictions that enable the flexibility and adaptation that our changing climate and world may require. We ask for trust in good stewardship, and we commit to ensuring that the land is always in the hands of people and organizations who are dedicated to making choices that serve the health of the land and of our communities. If there are specific requests you have for the future care of land and buildings, we're happy to talk about pathways for honoring these priorities.