

Common Wealth Trust Services, LLC Privacy Statement

Your privacy is a serious matter and it important to us. We place a large priority on keeping your personal information confidential.

By entering or making use of the CommonWealthLandTrust.com website, you consent to the CommonWealthLandTrust.com privacy policy as outlined below.

You are welcome to browse our site without submitting any personally identifiable information ("personal information") at all. The kinds of information we collect from you will vary, depending on how you use the CommonWealthLandTrust.com website. In order to process your order, we may need to collect standard information including your name, e-mail address, mailing address, property date, beneficiary information, credit card number, telephone number(s) and other pertinent information.

To protect your personal and credit card information, all information that you provide on our order form is collected and stored on a secure server and is accessible only by designated staff. When you submit an order, your information is encrypted with secure server software to protect the your data from unauthorized access. We also provide you the opportunity to print an application and submit your information via mail or fax.

All of your credit card,, personal, and company information is treated as confidential and proprietary and is not shared outside CommonWealthLandTrust.com. and its owner, Common Wealth Trust Services, LLC. If at anytime you wish to review, modify or access your personally identifiable information please contact our office at 401 851 0201.

CommonWealthLandTrust.com reserves the right to change the Privacy Policy from time to time at its sole discretion. Your use of this site will be subject to the most current version of the Privacy Policy at the time of such use.

CommonWealthLandTrust.com is a business enterprise and not a law firm. We do not offer legal or financial advice.

If you have any questions, concerns, or comments about our privacy policies or practices, we would like to know what they are so we can address them. Please contact us at 407 851 0201

As your Trustee we abide by the Section 689.071 of the Florida Statutes regarding the privacy of the identity of any beneficiary.

Florida Statutes Section 689.071(2) states that any grantee from a trustee holding title to real property in trust under a recorded trust deed which meets the requirements of 689.071, does not have to inquire into the identification or status of any named or unnamed beneficiary, their heirs or assigns or to the authority of the trustee to act within the powers granted in the recorded deed, nor is there any requirement that the grantee inquire into the provisions of an unrecorded trust document whether such document is referenced in the deed or not.

a. Florida Statutes Section 689.071(2) is applicable to recorded deeds in trust whether or not the beneficiary is named or unnamed.

b. The deed prepared pursuant to Section 689.071 creates a valid trust and there is no need to inquire into any unrecorded trust instruments which may or may not be referenced in the deed.

c. Care should be taken to insure that beneficiaries are not inadvertently named, either in the deed or subsequently recorded documents. By naming beneficiaries on the public record, notice may be given to a title examiner requiring further investigation as to the ownership of the property.

3. Florida Statutes Section 689.071(3) provides that all persons dealing with the trustee under any recorded instrument which has been prepared in accordance with the section takes free and clear of the claims of all named or unnamed beneficiaries of the trust and of any unrecorded declarations or agreements collateral to the trust, whether they are referred to in the agreement or not. This subsection further provides that anyone claiming under the beneficiaries, including claims arising out of any dower or curtesy interest of the spouse of a beneficiary, does not have a claim against the grantee if all of the provisions of this section have been met.