



# Common Ways to Hold Title to Real Property in California

	COMMUNITY PROPERTY	COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP	JOINT TENANCY	TENANCY IN COMMON	PARTNERSHIP	TRUST
<b>PARTIES</b>	Spouses OR domestic partners	Spouses OR domestic partners	Any number of persons (can be spouses or domestic partners)	Any number of persons	Any number of persons	Any number of beneficiaries of the trust
<b>DIVISION OF INTERESTS</b>	Equal	Equal	Equal	Any number of interests equal or unequal	Partnership interests may be equal or unequal	Beneficial interests under trust may be equal or unequal
<b>TITLE</b>	In the names of the individual owners	In the names of the individual owners	In the names of the individual owners	In the names of the individual owners	In the names of the partnership	In the names of the trustee, "as trustee"
<b>POSSESSION</b>	Equal right of possession	Equal right of possession	Equal right of possession	Equal right of possession	According to partnership agreement	According to trust agreement
<b>CONVEYANCE</b>	Both parties must join in a conveyance	Both parties must join in a conveyance	Conveyance by one co-owner breaks the joint tenancy	Each co-owner's interest may be conveyed separately	Any general partner authorized by the partnership agreement may convey	Trustee may convey in accordance with the trust agreement
<b>DEATH</b>	Decedent's 1/2 interest passes to survivor unless devised by will	Decedent's 1/2 interest passes to survivor	Decedent's interest passes to the survivor(s)	Decedent's interest passes to decedent's estate	Partnership agreement provides for either termination or continuance of the partnership	Trust agreement usually provides for distribution upon death of the settlor
<b>SUCCESSOR'S STATUS</b>	Tenancy in common between devisee and survivor results	Survivor owns entire interest	Last survivor owns entire interest	Devisees or heirs become tenants in common	Heirs or devisees have rights in partnership interest but not in specific property	Trust agreement usually provides for distribution upon death of the settlor



**CORNERSTONE**  
— TITLE —