

This is the Law



By ROBERT E. LEE
(For the N. C. Bar Association)

Estates in Remainder

Land is conveyed to Mary Moore for life and upon her death to Thomas Taylor. May Thomas Taylor sell the land prior to the death of Mary Moore?

Yes. Thomas Taylor is called a "remainderman." He has an estate in remainder.

Taylor has a vested future interest in the land which he may transfer to another prior to the death of Mary Moore. The transferee cannot, of course, take possession of the property and enjoy its complete ownership until after the death of Mary Moore.

May the creditors of Thomas Taylor reach his future interest in the property prior to the death of Mary Moore?

Yes. Since Thomas Taylor may voluntarily transfer his estate in remainder to another prior to the death of Mary Moore, the same may be subjected to the claims of his creditors prior to her death.

The life estate of Mary Moore will not, however, in any way be interfered with by such action.

Land is conveyed to Susie Smith for life and upon her death to her children. Susie Smith has at the present time two children. There is a possibility of other children of hers being born. The particular property isn't producing much income, but if a real estate developer can get a clear title with absolute ownership he is willing to pay a fabulous price. Is it possible for him to acquire absolute ownership at the present time?

Yes. Lawyers may accomplish this under a statute that safeguards the rights of all parties concerned. The statute protects even the interest of children of Susie Smith that may later be born.

Those presently having a vested interest in the property must petition the court for authority to sell. Guardians are appointed to represent any minors, born or unborn, in the legal proceeding.

If the court finds that the interest of all parties require or will be materially enhanced by it, the land will be ordered sold and the proceeds reinvested.

Who pays the real estate taxes on land during the time that an estate in remainder is held by a life tenant?

The life tenant. He is considered the owner of the land for purpose of tax listing. If he doesn't pay the tax, the tax becomes, however, a lien on the land itself.

If the life tenant fails to pay the taxes on the land, he thereby forfeits his life estate to the remainderman. Moreover, the remainderman may recover from the life tenant damages sustain-

ed by reason of his neglect or refusal to pay the taxes.

Who pays the inheritance tax on land that one acquires as a remainderman under the provisions of a will?

The land is valued at the time of the testator's death and the whole amount then due is apportioned between the life tenant and the remainderman. The life expectancy of the life tenant is one of the factors considered in the computation.

The inheritance taxes on estates of ordinary size are, however, usually not large. This is especially true if the person receiving the property is a close relative to the decedent. There are also exemptions below a given amount granted to close relatives of the decedent.

448 Chowan Farmers Help Solve Problems Under ACP Program

Farmers have solved many of Chowan County's conservation problems through work they performed under the Agricultural Conservation Program on their individual farms, says A. C. Griffin, chairman of the Chowan County Agricultural Stabilization and Conservation Committee.

Under the 1959 ACP, 448 farmers in the county carried out one or more conservation practices. About 55% of the farmers participating in the ACP were following a farm conservation plan.

These conservation practices protect the soil, water and woodland resources. In the county, the conservation practices carried out under the 1959 ACP included: Permanent cover, rotation pastures, tree planting-forest, livestock dams, timber stand improvement, open drainage, enclosed drains-tile, irrigation dams, winter cover and summer cover.

Through the ACP nationally, the government pays about half the cost of approved conservation practices. The farmer pays his half in cash, labor, materials or use of equipment.

Farmers who want to carry out one or more of these practices under the 1960 ACP may request cost-sharing at the ASC county office in Edenton.

There is a time in every man's education when he arrives at the conviction that envy is ignorance.

—Ralph Waldo Emerson.



He that ploweth should plow in hope

HIGH WHEAT PRODUCTION

Wheat production for North Carolina is estimated at 7,682,000 bushels—up 139,000 bushels from the April 1 forecast, according to the N. C. Crop Reporting Service. The current estimated production is down 18 percent from the near record crop of 9,353,000 bushels produced in 1959. This year's acreage for

grain harvest has been estimated at 334,000 compared with 398,000 in 1959. Yield per harvested acre is indicated at 23.0 bushels compared with 23.5 last year and 20.4 for the 10-year 1949-58 average.

Envy is a passion so full of cowardice and shame, that nobody ever had the confidence to own it. —Rochester.

G&W SEVEN STAR

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SEVEN STAR BLENDED WHISKEY, 90 PROOF, 37 1/2% STRAIGHT WHISKEY 5 YEARS OR MORE OLD, 62 1/2% GRAIN NEUTRAL SPIRITS, GOODERHAM & WORTS LTD., PEORIA, ILL.

Notice To Voters

The Chowan County Board of Elections has appointed the following as Registrars and Judges of Election for the Primary and General Elections of 1960:

EAST EDENTON PRECINCT—(Court House)

Mrs. William Stokely.....Registrar
Mrs. Emma Bunch.....Judge
Mrs. J. M. Thorud.....Judge
Mr. John M. Elliott.....Judge

WEST EDENTON PRECINCT—(Municipal Bldg.)

Mrs. George C. Hoskins.....Registrar
Mrs. J. A. Curran.....Judge
Mr. Gus Hughes.....Judge
Mrs. S. Francis Hicks.....Judge

ROCKY HOCK PRECINCT—(Henry Bunch's Store)

Mr. Alphonso Spivey.....Registrar
Mr. Henry Bunch.....Judge
Mr. W. H. Saunders.....Judge

CENTER HILL PRECINCT—(Ross Bunch's Store)

Mr. Ralph Goodwin.....Registrar
Mr. Norman C. Hollowell.....Judge
Mr. Louis Monds.....Judge

WARDVILLE PRECINCT—(Herbert Peele's Store)

Mr. T. A. Berryman.....Registrar
Mr. H. R. Peele.....Judge
Mr. Jennings Bunch.....Judge

YEOPIM PRECINCT—(Harry Perry's Store)

Mr. T. J. Hoskins, Sr.....Registrar
Mr. J. A. Webb, Jr.....Judge
Mr. Harry Perry.....Judge

PRIMARY DAY...MAY 23, 1960

Polls Open at 6:30 A. M., and Close at 6:30 P. M.

Chowan County Board of Elections
L. S. BYRUM, Chairman

BE FOR BONNER FOR CONGRESS



A PROVEN LEADER

VOTE FOR AN OUTSTANDING RECORD . . .

NOT RASH PROMISES!

HERE IS THE RECORD

CONGRESSMAN BONNER has supported programs to improve conditions for tobacco, peanut, corn, cotton, and all other farmers.

CONGRESSMAN BONNER has assisted thousands of veterans, their widows and orphans with Veterans Administration claims.

CONGRESSMAN BONNER has introduced legislation for flood indemnity plan that was endorsed by practically all insurance companies in America.

CONGRESSMAN BONNER has secured \$5,000,000 for hurricane damage.

CONGRESSMAN BONNER has supported and kept alive legislation creating the National Seashore Park.

CONGRESSMAN BONNER has assisted hundreds of deserving people to obtain social security benefits for which they were qualified.

CONGRESSMAN BONNER has introduced approximately 100 resolutions regarding navigation and flood control projects in the First Congressional District. Many of them have been completed, and several are now pending.

CONGRESSMAN BONNER has interceded with the Post Office Department in securing better mail service for you and your district. Included in this is securing better post office buildings and the extension of rural route to patrons who were heretofore without adequate mail service.

CONGRESSMAN BONNER has saved millions of dollars of your tax money by exposing waste of Government funds.

CONGRESSMAN BONNER is present Chairman of the House Merchant Marine and Fisheries Committee which handles legislation affecting the Panama Canal, Coast Guard, Coast and Geodetic Survey and Navigation, Fisheries and Wildlife Conservation, Oceanography, and the American Merchant Marine.

CONGRESSMAN BONNER has stimulated a program to rejuvenate the Federal Depository in East Carolina College.

CONGRESSMAN BONNER has aided countless small businessmen.

CONGRESSMAN BONNER has seen to the needs of our young people by advocating and supporting sound Educational programs.

CONGRESSMAN BONNER has secured appropriations of \$1,700,000 for dredging of Oregon Inlet.

CONGRESSMAN BONNER has opposed and voted against a one-cent per gallon tax increase on gasoline.

CONGRESSMAN BONNER has protected our National prestige by introducing and securing the passage of a bill authorizing the construction of the world's first nuclear-powered merchant ship.

CONGRESSMAN BONNER has diligently supported and voted for the Landrum-Griffin Bill to protect the rights of organized labor.

CONGRESSMAN BONNER has personally made it possible for young people to attend college on scholarships.

CONGRESSMAN BONNER has earned the respect, admiration, and cooperation of the leaders of the Congress of the United States.

VOTE TO RE-ELECT

HERBERT C. BONNER

AS YOUR CONGRESSMAN

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