

# Deeds







***A deed (anciently "an evidence") is any legal instrument in writing which passes, affirms or confirms an interest, right, or property and that is signed, attested, delivered, and in some jurisdictions, sealed.***

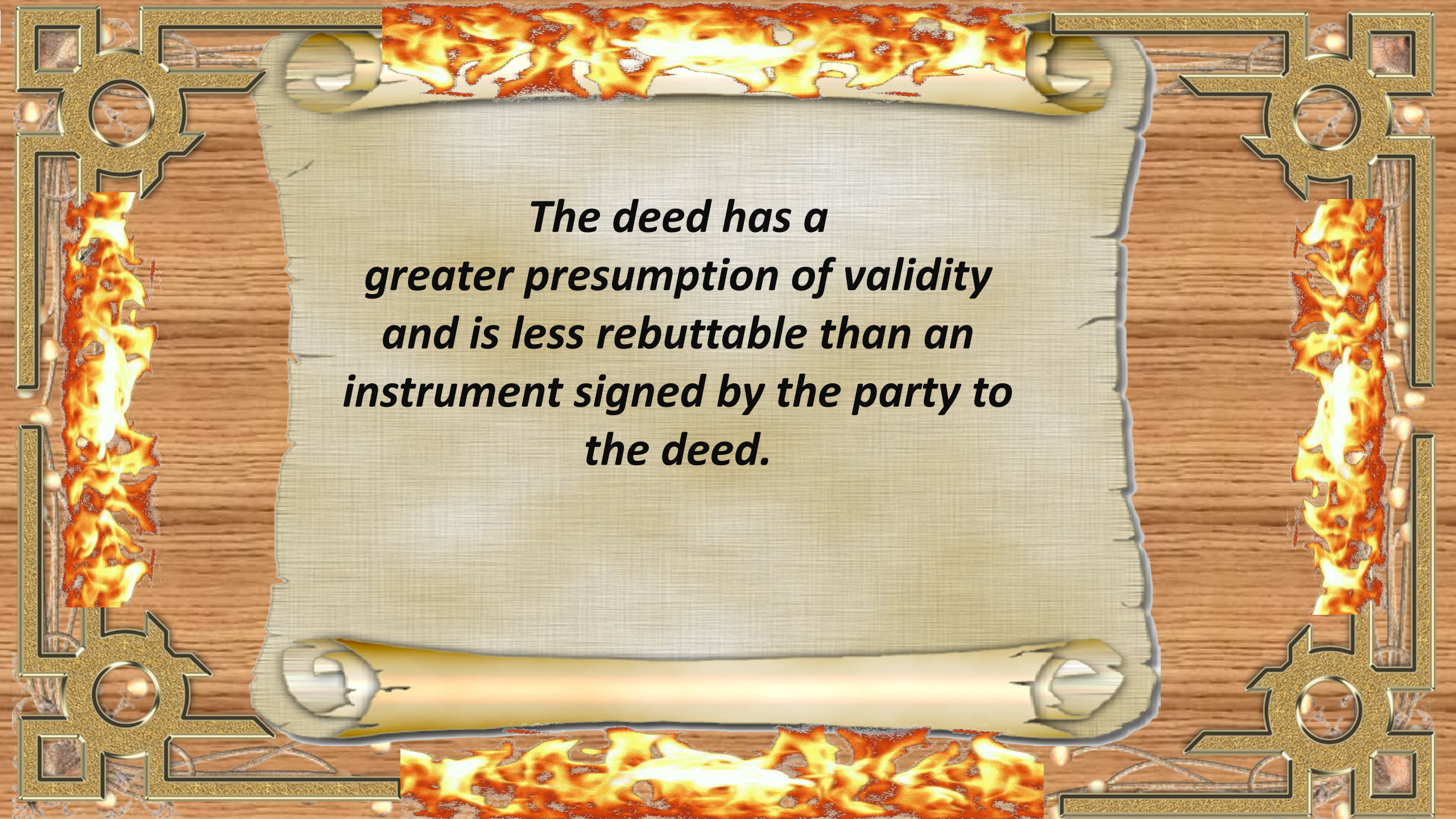




*It is commonly associated with transferring title to property.*





A scroll with a fire border and a decorative gold frame. The scroll is unrolled, showing a central area with text. The border consists of a golden, ornate frame with circular and square motifs, and a thick, glowing fire strip running along the top, bottom, and sides. The scroll itself is a light, textured material with a slightly wavy, aged appearance.

***The deed has a  
greater presumption of validity  
and is less rebuttable than an  
instrument signed by the party to  
the deed.***



***A deed can be unilateral or  
bilateral.***





Deeds  
include

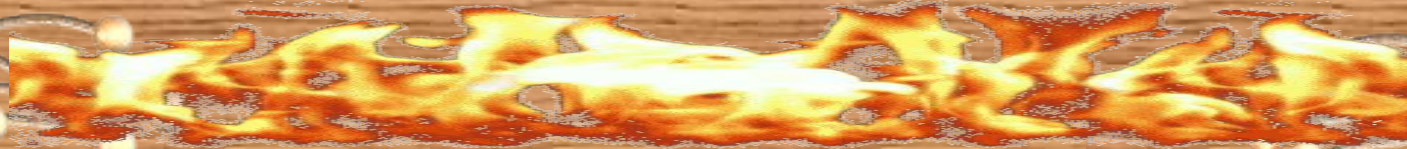
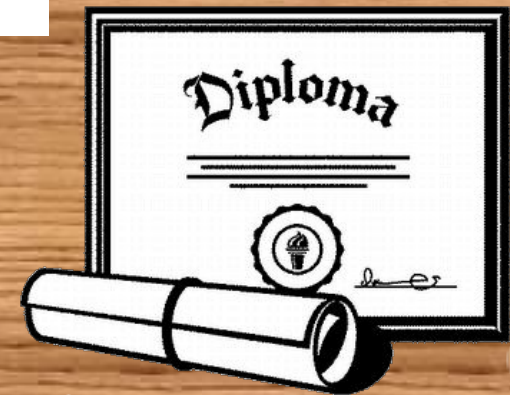
**conveyances**



**commissions, licenses**



**patents, diplomas**





The traditional phrase signed, sealed and delivered refers to the practice of seals; however, attesting witnesses have replaced seals to some extent.



De

4. Property transferred (Insert address, including postcode, or other description of the property transferred. Any physical excisions, e.g. mines and minerals, should be defined. Any attached plan must be signed by the transferor and by or on behalf of the transferee.)

POSTAL ADDRESS [REDACTED]  
(Formerly known as Plot [REDACTED])

The Property is defined (place "X" in the box that applies and complete the statement)

on the attached plan and shown edged red

on the Transferor's filed plan and shown (state reference e.g. "edged and numbered 1 in blue")

Почерк  
магазин для  
художников





***At common law, to be valid and enforceable, a deed must fulfill several requirements:***

- ***It must state on its face that it is a deed, using wording like "This Deed..." or "executed as a deed".***
- ***It must indicate that the instrument itself conveys some privilege or thing to someone.***
- ***The grantor must have the legal ability to grant the thing or privilege, and the grantee must have the legal capacity to receive it.***
- ***It must be executed by the grantor in presence of the prescribed number of witnesses, known as instrumentary witnesses (this is known as being in solemn form).***
- ***It must be delivered to (delivery) and accepted by the grantee (acceptance).***

***In some jurisdictions, a seal must be affixed to it. Originally, affixing seals made persons parties to the deed and signatures optional, but seals are***



# Structure of Deeds

| <u>Name / Surname</u>               | <u>Adress</u>  | <u>Number of phone</u> |
|-------------------------------------|----------------|------------------------|
| Vendor <input type="checkbox"/>     | Moskow *****   | +7 424-245-5245        |
| Grantor <input type="checkbox"/>    | Yssyk-kul***** | +996 558-558-014       |
| Transferor <input type="checkbox"/> | Bishkek*****   | +312 12-21-13          |

Recitals - narrates in chronological order the previous ownership of the property being conveyed, starting with the earliest

~~TESTATUM - A COMMAND TO WITNESS WHICH ACKNOWLEDGES THE PAYMENT AND RECEIPT OF THE CONSIDERATION AND SIGNALS THE BEGINNING OF THE OPERATIVE PART, USUALLY BEGINS WITH "NOW THIS DEED WITNESSETH"~~



# *Types of Deeds*

- *General warranty deed*
- *Special warranty deed*
- *Quitclaim deed*
- *Bargain and sale deed*







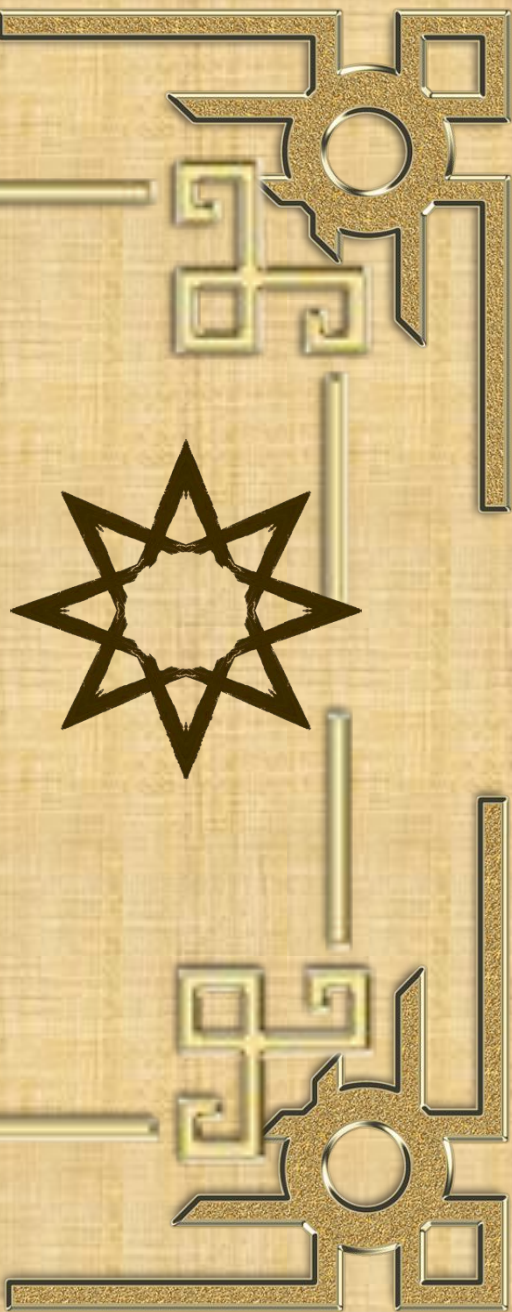
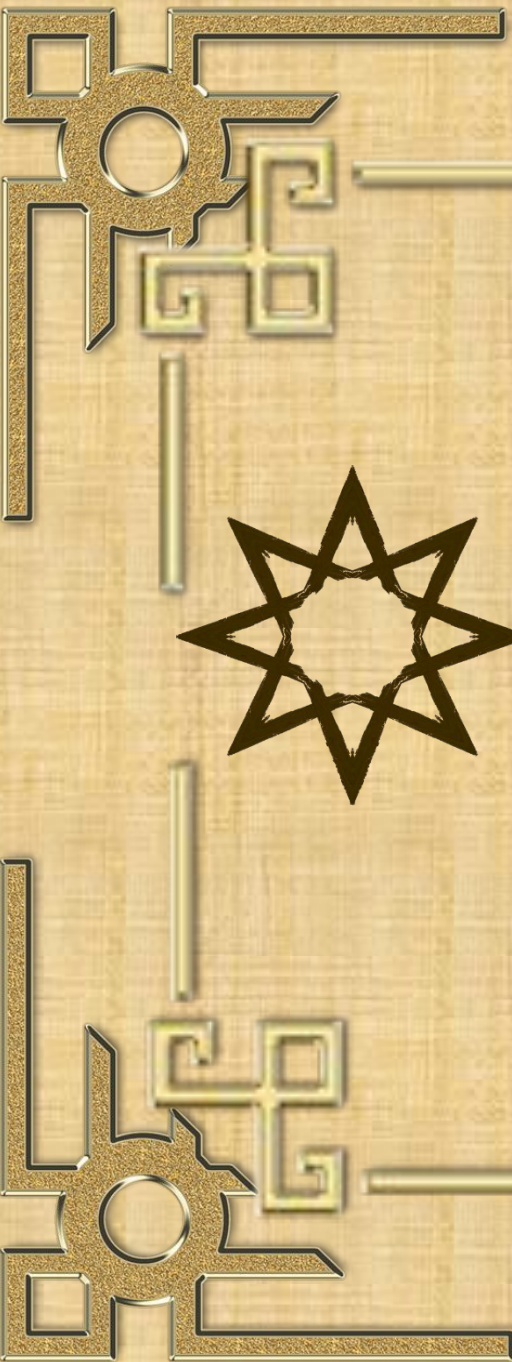
RECORDING REQUESTED BY )  
 AND WHEN RECORDED MAIL TO: )  
 Judith and Marty Luthor )  
 123 Main Street )  
 Corpus Christy, Texas 11111 )

Consideration: \$240,000  
 Property Transfer Tax: \$ \_\_\_\_\_  
 Assessor's Parcel No.: \_\_\_\_\_

**WARRANTY DEED**

ABC PARTNERS, a Partnership, and JOSEPH WANER, an unmarried person, as Grantor(s), for the consideration of Two Hundred Forty Thousand Dollars (\$240,000), hereby convey, grant and deed to JUDITH LUTHOR, a married person, and MARTY LUTHOR, a married person, as Grantee, AS JOINT TENANTS, the real property located in the County of Texarcana, State of Texas, commonly known as 123 Main Street, Corpus Christy, Texas, and more specifically described as set forth in EXHIBIT "A" to this Warranty Deed, which is attached hereto and incorporated herein by reference. Grantor does hereby bind itself, its heirs and assigns to WARRANT AND FOREVER DEFEND all and singular the said property unto the said Grantee, its successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

On this \_\_\_\_ day of \_\_\_\_\_, 2000, in the County of Texarcana, State of Texas, I/we herewith sign this Warranty Deed.





# The End

