

# 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.***

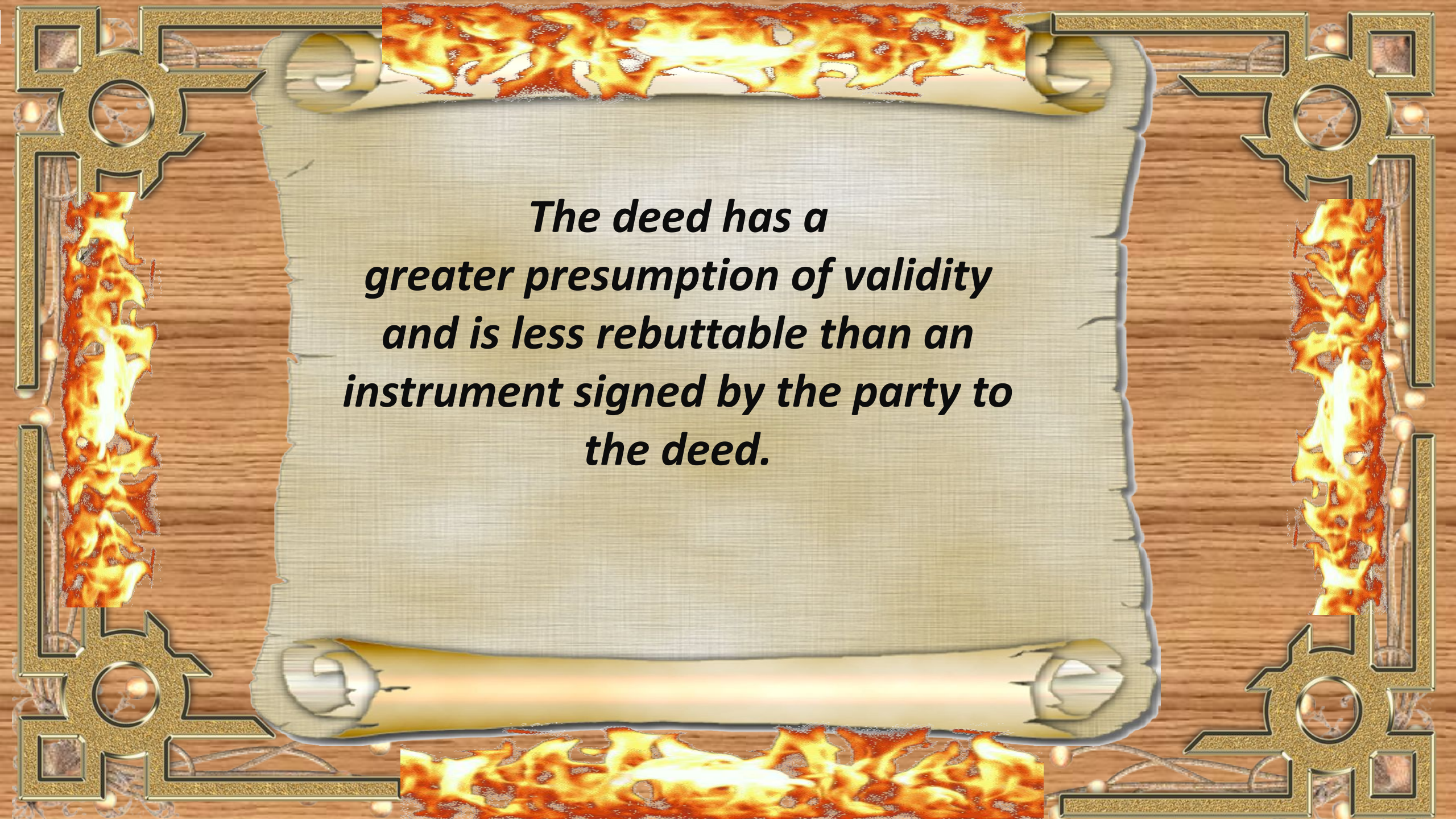




***It is commonly associated with  
transferring title to property.***







***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*

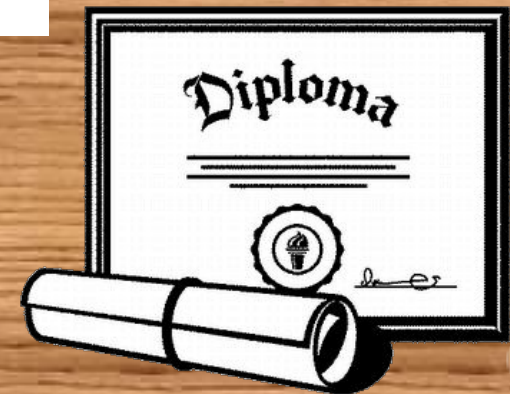
***conveyances***



***commissions, licenses***



***patents, diplomas***





4. Property transferred (Insert address, including postcode, or other description of the property transferred. Any physical extensions 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")

Начерк  
магалин дия  
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

~~act of title given to the contract~~  
~~of sale, the conveyance gives effect to~~  
TESTATUM - A COMMAND TO WITNESS WHICH ACKNOWLEDGES THE  
PAYMENT AND RECEIPT OF THE CONSIDERATION AND SIGNALS THE  
BEGINNING OF THE OPERATIVE FACT; USUALLY BEGINS WITH "NOW THIS  
DEED WITNESSETH"



# ***Types of Deeds***

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









# The End

