

Deeds



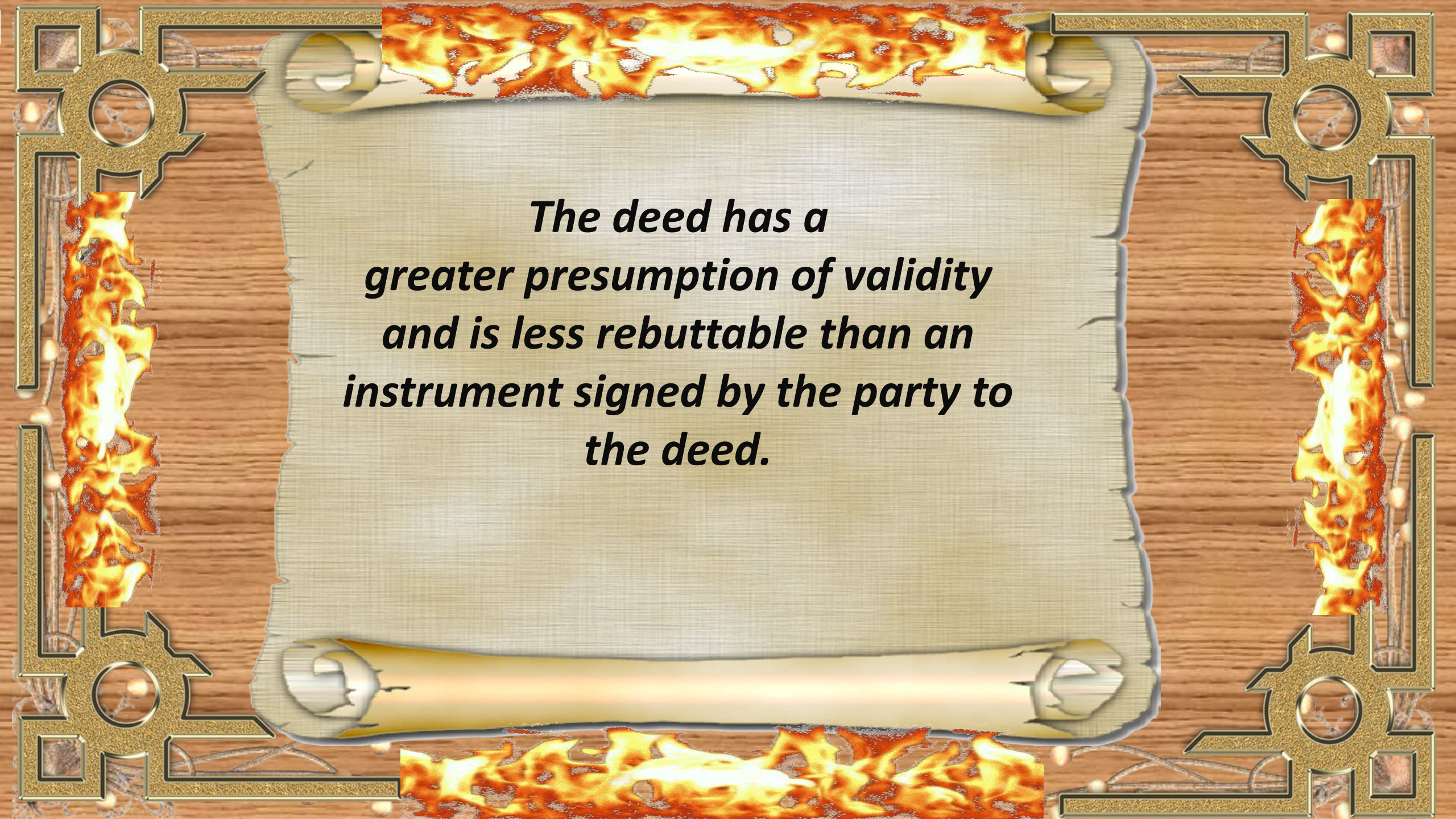


A deed (anciently "an evidence") is any legal instrument in writing which passes, affirms or confirms an interest, right, or property and that is signed, attested, delivered, and in some jurisdictions, sealed.



It is commonly associated with transferring title to property.



A decorative scroll with a light beige, textured surface and a dark, irregular border. The scroll is set against a background of a wooden surface. The scroll is framed by a golden, ornate border with circular and geometric patterns. The scroll is partially unrolled, with the top and bottom edges showing a bright, intense fire that appears to be consuming the edges of the scroll. The text is centered on the scroll in a bold, black, sans-serif font.

***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

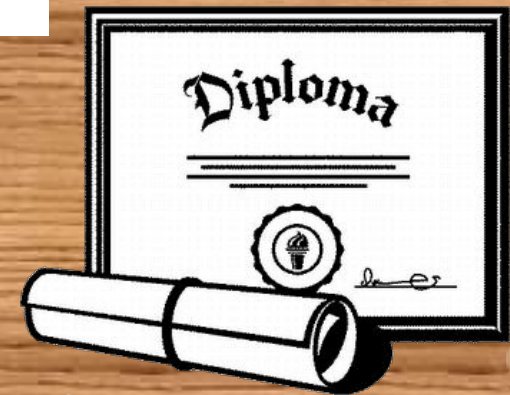
conveyances



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

~~act of title down 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 PART, USUALLY BEGINS WITH "NOW THIS DEED WITNESSETH"

Types of Deeds

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





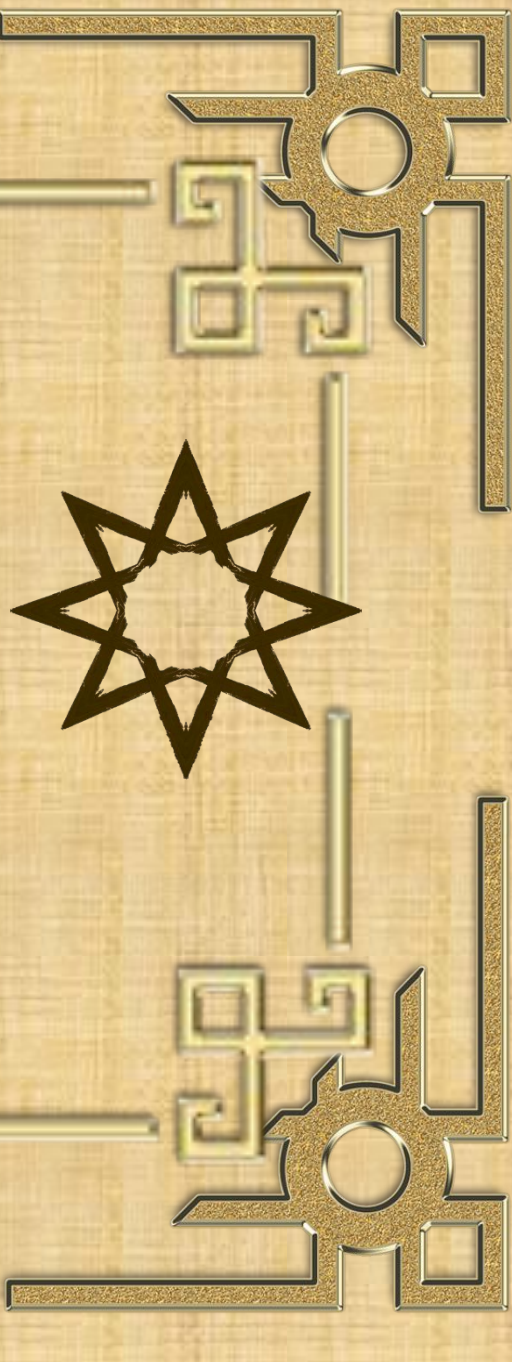
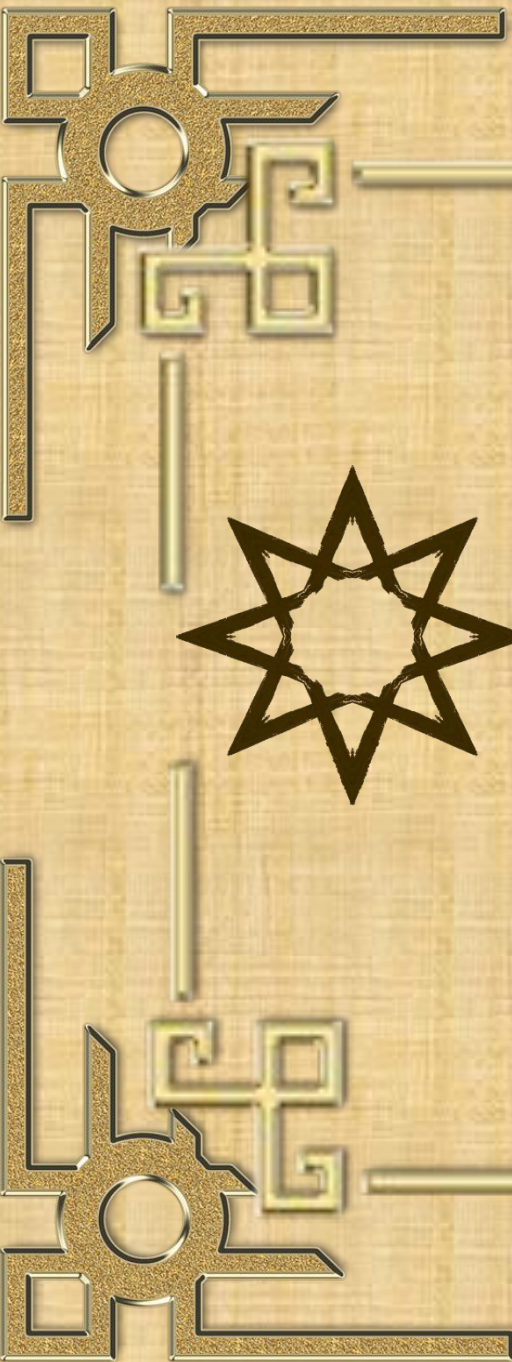
RECORDING REQUESTED BY)
 AND WHEN RECORDED MAIL TO:)
 Judith and Marty Luthor)
 123 Main Street)
 Corpus Christy, Texas 11111)

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

