

LEARN THE DIFFERENT TYPES OF DEEDS



A real estate deed is a document designed to transfer a property from one person, known as the grantor, to another person, known as the grantee. Regardless of the type of deed it must contain basic information to be considered valid; a legal description of the property being transferred, and the identity of the person selling and the person buying the property. Still, there are various types of deeds that you may see; each one grants the new owner certain promises from the previous owner.

Check out the different types of deeds.



WARRANTY DEED

A warranty deed is a transfer of title where the seller pledges to the buyer that the property is owned free and clear of all liens. This deed is the most commonly used with the issuance of title insurance.



SPECIAL WARRANTY DEED

A special warranty deed is a deed to real estate where the seller of the property—known as the grantor—warrants only against anything that occurred during their physical ownership. In other words, the grantor doesn't guarantee against any defects in clear title that existed before they took possession of the property.



QUITCLAIM DEED

A quitclaim deed is used to transfer an interest in real property, if the grantor has any interest in the property, from the Grantor to the Grantee. The Grantor does not, however, give any guaranties or “warranties” about the title, and may not even own any interest in the property. It is often used to clear up defects in title and transfers between family members or spouses. The name comes from the fact that the Grantor “Quits” any “Claim” to the property.

If you have any questions regarding the types of deeds, we have attorneys on staff to help you.



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