

Commonly Used Deeds

Warranty Deeds: Guarantees a clear title to the buyer of real property.

Quit Claim Deeds: Transfers interest in real property without warranties or guaranties that the property is free of liens. Generally used to transfer property between family members or situations where property is transferred but not purchased.

Tax Deed: Used when property taxes are unpaid and the property is sold for the payment of back taxes.

Deed-in-lieu of Foreclosure: Used when the seller has deeded the property to the mortgage lender to avoid foreclosure.

Referee's Deed: Used in judicial foreclosures to transfer ownership of the foreclosed property to the person who bids the highest amount of money at a foreclosure auction

Executor's Deed: Used by the executor of a will, either for selling a house or distributing it to heirs.

*****THE ABOVE DEFINITIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS TO BE LEGAL ADVICE. PLEASE CONSULT AN ATTORNEY TO DETERMINE WHICH DEED IS RIGHT FOR YOUR SPECIFIC SET OF CIRCUSTANCES*****