



Guide to Commonly Recorded Deeds

For California



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This guide is designed to provide you with detailed insights into the most commonly recorded deeds in California, explaining their unique purposes, features, and the specific contexts in which they are used. Whether you are a property buyer, seller, real estate professional, or simply looking to enhance your knowledge, this guide aims to clarify the critical aspects of these documents, helping you to make informed decisions.

The sections that follow will cover the various types of deeds, including Grant deed, Interspousal Grant deed, Quitclaim deeds. Each section is structured to provide clear definitions, key characteristics.

Navigating the world of real estate can often seem complex and daunting, but having a clear understanding of these essential documents can make a significant difference in ensuring smooth and successful transactions.

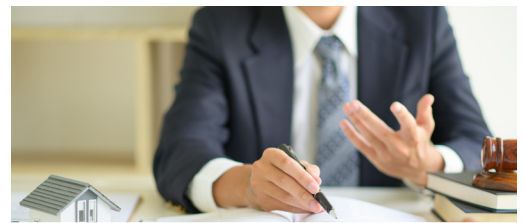
We hope this guide serves as a valuable resource in your real estate endeavors, providing clarity and confidence in handling property-related documents.

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Guide to Commonly Recorded Deeds

This information is provided as a general educational resource and is not intended to, and shall not be deemed to, constitute legal advice. For questions concerning a specific situation, please contact an attorney or tax professional.

GRANT DEED

A Grant Deed is a written document signed by a property owner (the grantor) to transfer ownership of real property to another person or entity (the grantee). A grant deed in California guarantees that the grantor has legal ownership of the property being transferred, that there are no undisclosed encumbrances (such as liens, mortgages, easements, or claims) against the property that would affect the grantee's ownership interest, and that the grantee will have peaceful possession and use of the property. These guarantees provide legal assurances to both parties involved in the real estate transaction.

Grant deeds must be recorded with the county recorder's office to be legally effective. The process of recording is straightforward and ensures that the transfer of ownership is officially documented in public records, providing notice to the world of the change in ownership.

Grant deeds are widely accepted and recognized in California for transferring real estate ownership. They provide a reliable method for transferring property rights and are enforceable in courts if disputes arise.

- 1 Recording Requested By:** This identifies the party requesting that the document to be recorded. The names of title companies are often represented when groups of documents are submitted to the county for recording.
- 2 Instrument Number:** refers to a unique identifier assigned to the document by the county recorder's office where the deed is recorded. It serves as a reference number for locating and retrieving the specific deed among the records maintained by the recorder's office.
- 3 County Recorder's Stamps:** The large stamp reflects the recording reference of the document and indicates the name of the county and county recorder. The smaller stamp shows the recording fees.
- 4 And When Recorded Mail To/ Tax Statement Address:** After recording, the document and statements regarding real property taxes will be mailed by the county to the addressee shown in this section.
- 5 Title Order No. and Escrow No.:** On this line the title company's order number will appear, along with the customer's escrow number, if the document was recorded as part of a title order which culminated in the closing of the escrow. These numbers are generated by the title/escrow companies to control order inventories.
- 6 Assessor's Parcel Number (APN):** In many countries as a prerequisite to recording, the tax assessor's parcel number must be contained on certain types of documents for real property identification purpose.
- 7 Documentary Transfer Tax:** This is a tax levied on the sale of the property by the county (and sometimes the city) where the property is located.
- 8 For Valuable Consideration:** This is a statement which reflects the fact that money or some legal consideration is being given in exchange for the real property.
- 9 Grantor:** This identifies the party(ies) selling or transferring the real property.
- 10 Operative Words of Conveyance:** Wording in this section is essential to present an intent to transfer the title to the real property. In the Grant Deed, the wording "hereby grant(s)" is used.
- 11 Grantee:** This identifies the party(ies) purchasing or receiving the real property, the status (e.g. husband and wife) and the method of acquiring title (e.g. joint tenants), that compliments the vesting.
- 12 Legal Description:** This legally describes the real property, either by proportionate interest or in its entirety.
- 13 Date of Execution:** Generally, this is the date on which the document is executed (signed), which is often the equivalent date of preparation or drawing. Execution may take place after preparation or drawing, but never before.

GRANT DEED

RECORDING REQUESTED BY: **1**
Priority Title Company

123456 **2**

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENTS TO:

Recorded in Official Records
of Los Angeles County, CA **3**
July 10th, 8:30am
Daniel Cormier, County Recorder

Jon Jones **4**
1234 Main Street
Los Angeles, CA 12345

5 _____ THIS SPACE FOR RECORDER'S USE ONLY: _____
Title Order No: 10012345 Escrow No.: 10012345
6 AP#: 0000-12-02314 **GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$110 **7**

computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area City of Los Angeles **AND**

8 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dana E. Seller, A Widower **10**
hereby GRANT(s) to:

Jon Jones, Purchaser and Shawna Jones, Purchaser, Husband and Wife, As Joint Tenants

11 the real property in the city of Los Angeles, County of Los Angeles, State of California, described as:

12 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

LOT 17, TRACT NO. 16932, AS PER MAP RECORDED IN BOOK 284, PAGES 1 TO 3,
INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Also Known as: 1234 Main Street, Los Angeles, CA 12345

DATED: January 1, 2024 **13**

Signature Page attached hereto
and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

INTERSPOUSAL TRANSFER GRANT DEED

An interspousal transfer grant deed in California allows one spouse or domestic partner to transfer ownership of real estate to the other spouse or partner without exchanging money. The process involves the current property owner (grantor) preparing the deed to transfer their ownership interest to their spouse or partner (grantee). The deed must include a legal property description and the names of both spouses. After signing and notarizing the deed, it is recorded at the county recorder's office where the property is located to officially document the transfer. This type of deed is commonly used for estate planning, refinancing, or adjusting property ownership within a marriage or domestic partnership, ensuring clarity and legal recognition of ownership rights.

- 1 And When Recorded Mail To:** After recording, the document will be mailed by the County to the addressee shown in this section.
- 2 Title Order No. and Escrow No.:** On this line the title company's order number will appear, along with the customer's escrow number, if the document was recorded as part of a title order which culminated in the closing of the escrow. These numbers are generated by the title/escrow companies to control order inventories.
- 3 Documentary Transfer Tax:** This is a tax levied on the sale of the property by the County (and sometimes the city) where the property is located. Generally, this would not apply to the Quitclaim Deed, wherein consideration does not exceed \$100.00 or under marital relationships defined in the Revenue and Taxation Code Sections 11911 and 11927.
- 4 For Valuable Consideration:** This is a statement which reflects the fact that money or some legal consideration is being given in exchange for the real property.
- 5 Grantor:** This identifies the party conveying all right, title and interest of the grantor, community or otherwise of the real property.
- 6 Operative Words of Conveyance:** Wording in this section is essential to present an intent to transfer the title to the real property.
- 7 Grantee:** This identifies the party purchasing or receiving the real property; the Status; and the method of acquiring title, that complements the vesting.
- 8 City and County:** that the property is located.
- 9 Legal Description:** This legally describes the real property, either by proportionate interest or in its entirety.
- 10 Date of Execution:** Generally, this is the date on which the document is executed (signed), which is often the equivalent date of preparation or drawing. Execution may take place after preparation or drawing, but never before.

INTERSPOUSAL TRANSFER GRANT DEED

RECORDING REQUESTED BY:

PRIORITY TITLE

1

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENTS TO:

Shawna Jones
1234 Anywhere St.
Encino, CA 91316

THIS SPACE FOR RECORDER'S USE ONLY:

2

Title Order No.: 10012345

Escrow No.: 10012345

APN#: 0000-12-02314 INTERSPOUSAL TRANSFER GRANT DEED

"This conveyance establishes sole and separate property of a spouse. R& T 11911"

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

3

DOCUMENTARY TRANSFER TAX is \$0.00 CITY TRANSFER TAX \$0.00

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area City of Los Angeles AND

4

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JON JONES, Spouse of grantee

5

hereby GRANT(s) to:

6

7

SHAWNA JONES, a married women, as her sole and separate property

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

8

9

LEGAL DESCRIPTION

LOT 17, TRACT NO. 16932, AS PER MAP RECORDED IN BOOK 284, PAGES 1 TO 3, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Also Known as: 1234 Anywhere St. Encino, CA 91316

10

DATED: 5-23-2024

Signature Page attached hereto
and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

QUITCLAIM DEED

A quitclaim deed in California is a legal document that allows one person (the grantor) to transfer their interest or claim in a piece of real estate to another person (the grantee) without making any guarantees about the ownership or title. This means that the grantor is essentially giving away whatever rights they may have in the property, but it does not confirm that they own it outright or that there are no encumbrances, such as liens or mortgages.

Quitclaim deeds are often used in specific situations, such as transferring property between family members, adding or removing a spouse from a property title, or addressing ownership disputes. For example, if a couple is divorcing, one spouse might use a quitclaim deed to transfer their interest in a shared home to the other spouse.

To execute a quitclaim deed in California, the grantor must fill out the form, including a legal description of the property and the names of both parties involved. The deed must be signed by the grantor, and it may need to be notarized to validate the signatures. After this, the deed should be recorded with the county recorder's office where the property is located, which officially

- 1 Recording Requested By:** This identifies the party requesting that the document to be recorded. The names of title companies are often represented when groups of documents are submitted to the county for recording.
- 2 And When Recorded Mail To/ Tax Statement Address:** After recording, the document and statements regarding real property taxes will be mailed by the county to the addressee shown in this section.
- 3 County Recorder's Stamps:** The large stamp reflects the recording reference of the document and indicates the name of the county and county recorder. The smaller stamp shows the recording fees.
- 4 Title Order No. and Escrow No.:** On this line the title company's order number will appear, along with the customer's escrow number, if the document was recorded as part of a title order which culminated in the closing of the escrow. These numbers are generated by the title/escrow companies to control order inventories.
- 5 Assessor's Parcel Number (APN):** In many countries as a prerequisite to recording, the tax assessor's parcel number must be contained on certain types of documents for real property identification purpose.
- 6 Documentary Transfer Tax:** This is a tax levied on the sale of the property by the county (and sometimes the city) where the property is located.
- 7 R&T Code:** the specific R&T code applied to a quitclaim deed influences how the transfer is taxed, what exemptions might apply, what documentation is needed, and how the transfer is processed by tax authorities.
- 8 For Valuable Consideration:** This is a statement which reflects the fact that money or some legal consideration is being given in exchange for the real property.
- 9 Grantor:** This identifies the party(ies) selling or transferring the real property.
- 10 Operative Words of Conveyance:** Wording in this section is essential to present an intent to transfer the title to the real property. In the Grant Deed, the wording "hereby grant(s)" is used.
- 11 Grantee:** This identifies the party(ies) purchasing or receiving the real property, the status (e.g. husband and wife) and the method of acquiring title (e.g. joint tenants), that compliments the vesting.
- 12 Legal Description:** This legally describes the real property, either by proportionate interest or in its entirety.
- 13 Date of Execution:** Generally, this is the date on which the document is executed (signed), which is often the equivalent date of preparation or drawing. Execution may take place after preparation or drawing, but never before.

QUITCLAIM DEED

1 RECORDING REQUESTED BY:

PRIORITY TITLE

123456

3

2 WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENTS TO:

Shawna Jones
1234 Anywhere St.
Encino, CA 91316

Recorded in Official Records
of Los Angeles County, CA July
10th, 8:30am
Daniel Cormier, County Recorder

4

Title Order No.: 10012345

THIS SPACE FOR RECORDER'S USE ONLY:

Escrow No.: 10012345

5

APN#: 000-12-02314

QUITCLAIM DEED

6

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$0.00 CITY TRANSFER TAX \$0.00

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area City of Los Angeles **AND**

7

“R&T CODE 11911“

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

8

9

Jon Jones, A Married Man.

10

hereby GRANT(s) to:

11

Shawna Jones, A Married Women, As Her Sole and Separate Property.

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION

12

LOT 17, TRACT NO. 16932, AS PER MAP RECORDED IN BOOK 284, PAGES 1 TO 3,
INCLUSIVE OF MAPS IN THE COUNTY RECORDER OF SAID COUNTY

Also Known as: 1234 Anywhere St. Encino, CA 91316

13

DATED: 05-23-2024

Signature Page attached hereto
and made a part hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

Acknowledgement

When dealing with real estate transactions, understanding the different types of deeds, such as Grant Deeds, Quitclaim Deeds, and Interspousal Deeds, is crucial as each serves a unique purpose in transferring property ownership. However, these deeds must be accompanied by an acknowledgment to be valid and recordable according to California law.

An acknowledgment is a formal declaration by a notary public or another authorized official that confirms the identity of the signers and ensures they signed the document willingly. This process helps prevent fraud and adds a layer of security and legitimacy to the property transfer. The acknowledgment process is essential for several reasons:

Legal Verification: It verifies that the person signing the deed (the grantor) is indeed who they claim to be, helping prevent fraud and ensuring the rightful owner signs the deed.

Voluntary Act: It confirms that the grantor is signing the deed voluntarily and not under duress or coercion, ensuring the transfer of property is done willingly and legally.

Recording: In many jurisdictions, including California, a deed must be acknowledged before it can be recorded in public records. Recording the deed provides public notice of the transfer and establishes a public record of the property's ownership.

Validity: An acknowledged deed is more likely to be considered valid and enforceable in court. If there is ever a dispute over the deed, having it properly acknowledged can help prove its legitimacy.

Title Insurance: Title insurance companies often require deeds to be acknowledged before issuing a policy, providing additional protection for both the buyer and the lender by ensuring the deed is legitimate and the property transfer is valid.

Understanding and following the acknowledgment process is vital in safeguarding your property rights and ensuring a secure and legitimate real estate transaction.

- 1 Title Order #, Escrow #, AP#:** are included on the acknowledgment page to ensure precise identification, facilitate efficient processing, and maintain accurate records of the real estate transaction.
- 2 Title of Document:** This section is where you identify the exact document that the acknowledgment is associated with, such as a Grant Deed, Quitclaim Deed, Mortgage, Deed of Trust, etc. The purpose of this section is to clearly link the notarization to the specific document being executed, ensuring that there is no ambiguity about which document the notary's acknowledgment applies to.
- 3 Date of Execution:** Generally, this is the date on which the document is executed (signed), which is often the equivalent date of preparation or drawing. Execution may take place after preparation or drawing, but never before.
- 4 Signature of the Grantor:** The signature (execution) of the grantor (seller) will appear on the lines in this section and his/her name should be printed or typed beneath the signature.
- 5 Venue:** This identifies the state and county where the acknowledgment is taken.
- 6 Acknowledgment:** An acknowledgment is a formal declaration, made before an authorized official (usually a notary public), by the person who has executed (signed) a document, that such execution is his/her own act and capacity(ies). This declaration is then reduced to writing and attested to by said authorized official. In most instances, a document must be acknowledged ("notarized") before it can be accepted for recordation.
- 7 Signature of the Notary:** Serves as an official witness to the signing of the document, providing a layer of trust and legal assurance that the document was signed correctly and by the right individuals.
- 8 Notary Seal or Stamp:** In this space, the official seal of the notary public or other authorized official must be affixed or stamped.

Acknowledgement

1 Title Order No.: **10012345** Escrow No.: **0000-12-02314** AP#: **10012345**

SIGNATURE PAGE

2 Title of Document: **INTERSPOUSAL TRANSFER GRANT DEED**

3 Date of Document: **5-23-2024**

4 *Jon Jones*

Jon Jones

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

5 STATE OF CALIFORNIA
COUNTY OF Los Angeles
On May 23, 2024
before me, Debbie Dass,
A Notary Public personally appeared
Jon Jones

6 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

7 *Debbie Dass*
Signature _____

(Seal)

8

