Interpreting and Understanding Deeds

1. Introduction — 5 Minutes
2. Warrants/Patents — 2 Minutes
3. Deed — 3 Minutes
    a. Descriptions
4. Anatomy of a Deed — 20 Minutes
    a. Heading
    b. Date
    c. Grantor
    d. Grantee
        i. Tenancy by Entireties
        ii. Joint Tenants
        iii. Tenancy in Common
    e. Consideration
    f. Granting Clause
    g. Property Description
        - Informal Reference
        - Metes & Bounds
        - Rectangular Survey
        - Assessor Parcel Number
    h. Reference to documents other than maps
        - Recital
        - Under and Subject Clause
        - Appurtenance Clause
        - The Habendum
        - Warranty
        - Execution Signing & Attestation
        - Acknowledgement
5. Discussion Exhibit 1 – Tax Mapping Deed Description Errors — 20 Minutes
6. Break — 15 Minutes
7. Type of Deeds — 5 Minutes
    a. Warranty
        i. Special Warranty
        ii. General Warranty
    b. Quit Claim
8. Exhibit Discussion 2 – California Couple vs. City of Arnold — 15 Minutes

    c. Corrective — 10 Minutes
    d. Taken

i. Sheriff
ii. Tax Sale

9. Discussion Exhibit 3 – Blue Door Rentals vs. PNC Bank 20 Minutes

10. Break 15 Minutes

11. Type of Deeds (cont.) 10 Minutes
    iii. Judicial Sale
    iv. Adverse Possession
    e. Given
        i. Gift- Love and Affection
        ii. Decree of Distribution

12. Discussion Exhibit 4 – The Dorothy Rummel Case 20 Minutes

13. Discussion/Questions 20 Minutes

Instruction time: 150 Minutes

Breaks: 30 minutes

Total Time: 180 Minutes

lS0Minutes 30 Minutes

180 Minutes