

Transferring Real Property Title and Interests

Presented by John A. Noble, Esquire

3 Credit Hours

Course Outline

Rio
Grande
Title

I. Interests in Real Property (Present Interests)

- A. Fee Simple Absolute
- B. Fee Simple Determinable
- C. Life Estate
- D. Leasehold - Estate for Years
- E. Reversion and Reverter

II. Acquisition of Title and Conveyances

- A. Statute of Frauds
- B. Deeds
 - 1. Warranty Deed
 - 2. Special Warranty Deed
 - 3. Quiet Claim Deed
 - 4. Trustee's Deed
 - 5. Deed in Trust
 - 6. Special Masters Deed
 - 7. Conservator's Deed

III. Executing and Acknowledging Deeds

- A. Individuals
 - 1. Joint Tenants
 - 2. Tenants in Common
 - 3. Tenants by the Entirety
 - 4. Spouses and Community Property
- B. Trusts
- C. Artificial Entities
 - 1. Corporations
 - 2. General Partnerships
 - 3. Limited Partnerships
 - 4. Joint Ventures
 - 5. Limited Liability Companies/ Limited Liability Partnerships

IV. Recording - Perfecting the Transfer of Title

V. Other Means of Aquireing Interests in Real Propert

- A. Devise (Will)
- B. Intestate Succession
- C. Reverter
- D. Reversion
- E. Adverse Possession
- F. Easements
- G. Condemnation and Eminent Domain
- H. Real Estate Contracts

VI. Problems Affecting Transfer of Title

- A. State and Federal tax Liens
- B. Probate
- C. Foreclosure of Mortgage or Trust Deed
- D. Mechanic's Liens
- E. Judgement Liens
- F. Deed in Lieu of Foreclosure