

What is an **Uninsured Deed**?

Most **Uninsured Deeds** are Quitclaim Deeds between family members, especially husband and wife. When a person is added or removed from title there is a possibility for liens to attach to the property.

If the grantor has an IRS lien, a state lien or judgment they must be paid.

The recording of a friend or family deed can trigger a reassessment of the property taxes.

Helping a client with a friend or family transfer comes with a risk of exposure to liability for agents.

Why should it be of concern?

- There could be a divorce in process
- It could have been signed in distress
- There could be an off record agreement

Red Flags:

- A Seller that acquired title from a friend or family deed
- A prelim that has the words "subject to" in the vesting section
- A person asking for help creating/recording a friend or family deed

Title & Closing: In order for title to close a **'Statement of Information'** must be filled out and a **'Confirmation of Conveyance'** must be executed and notarized by someone other than the notary on the uninsured deed.

Note: When a deed gets recorded the Hall of Records is checking for "**recordability**" not accuracy, forgery or fraud, and they do not consider creditors' rights.