

## CONTACT INFORMATION

Customer Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

## DOCUMENT INFORMATION

Mailing Address \_\_\_\_\_

Address of Property  Check if same as above

*(if property is not in Nevada, please provide a copy of the current deed, which can be obtained from the county recorder/assessor)*

**GRANTORS**-List *all* parties currently on the deed

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GRANTEES**-List *all* parties (and their vesting ie. married, single, widowed, unmarried, etc.) that will be on the deed when this document is recorded.

<u>Name:</u>	<u>Vesting:</u>
_____	_____
_____	_____
_____	_____

**DESCRIBE THE TRANSFER:** (ie. Transfer to Trust, remove co-owner, mother adding daughter, husband adding wife, etc.)

Check one of the following transfer tax exemptions, if you do not qualify for any of the below exemptions you will have to pay a Real Property Transfer Tax to the county. We will contact you with the RPTT amount.

- Transferring between affiliated business entities with identical common ownership. (Will need to provide business documents proving ownership)
- Recognizing true status (correcting a name, address, or vesting on a current deed).
- Removing a co-owner or joint tenant.
- Transferring between parents and children, or spouse to spouse. (If last names are different will need to provide marriage/birth certificates to prove relation)
- Transferring between spouses in compliance with a divorce. (Will need to provide the divorce decree)
- Transferring to or from a trust. (Will need to provide the Certificate of Trust)
- Transferring to a business entity of which grantor is 100% owner. (Will need to provide business documents proving ownership)

## VESTING OF DEED <sup>?</sup>

- |  |   |
|--|---|
| <input type="checkbox"/> Joint Tenants                               | <input type="checkbox"/> Rights of Survivorship                         |
| <input type="checkbox"/> Married as Sole and Separate Property       | <input type="checkbox"/> Husband and Wife as Joint Tenants              |
| <input type="checkbox"/> Tenants in Common (indicate % of ownership) | <input type="checkbox"/> Community Property with Rights of Survivorship |
| <input type="checkbox"/> Other _____                                 |   |

**HOMESTEAD ADD-ON?** <sup>?</sup>  YES  NO

All adults who reside on property? \_\_\_\_\_

WHO WILL BE SIGNING HOMESTEAD? \_\_\_\_\_

## Grant, Bargain, Sale Deed

A Grant, Bargain, and Sale Deed is a legal document used to transfer property ownership from a seller (the “grantor”) to a buyer (the “grantee”).

## Vesting

**Sole Ownership:** Sole ownership may be described as ownership by an individual or other entity capable of acquiring title. You do not need to choose one of these options for sole ownership.

**Joint Tenancy:** A form of vesting title to property owned by two or more persons in equal interests, subject to the right of survivorship in the surviving joint tenant(s). When a joint tenant dies, title to the property is automatically conveyed by to the surviving joint tenant(s). Choose **Husband and Wife as Joint Tenants** for a married couple.

**Married Man as Sole and Separate Property:** A married man or woman who wishes to acquire title in his or her name alone.

**Tenancy in Common:** A form of vesting title to property owned by any two or more individuals in undivided fractional interests. For example: Bruce Buyer, a single man, as to an undivided 3/4 interest and Penny Purchaser, a single woman, as to an undivided 1/4 interest.

**Community Property with Right of Survivorship:** A form of vesting title to property owned together by spouses or by domestic partners. This form of holding title is similar to title held in joint tenancy. On the death of an owner, the decedent’s interest ends and the survivor owns all interests in the property. For example: Bruce Buyer and Barbara Buyer, husband and wife, as community property with right of survivorship

## Other ways of vesting title include as:

1. A Corporation\*: A corporation is a legal entity, created under state law, consisting of one or more shareholders but regarded under law as having an existence and personality separate from such shareholders.
2. A Partnership\*: A partnership is an association of two or more persons who can carry on business for profit as co-owners, as governed by the Uniform Partnership Act. A partnership may hold title to real property in the name of the partnership.
3. Trustees of a Trust\*: A Trust is an arrangement whereby legal title to property is transferred by a grantor to a person called a trustee, to be held and managed by that person for the benefit of the people specified in the trust agreement, called the beneficiaries. A trust is generally not an entity that can hold title in its own name. Instead title is often vested in the trustee of the trust. For example: Bruce Buyer trustee of the Buyer Family Trust.
4. Limited Liability Companies (LLC)\*: This form of ownership is a legal entity and is similar to both the corporation and the partnership. The operating agreement will determine how the LLC functions and is taxed. Like the corporation its existence is separate from its owners.

\*In cases of corporate, partnership, LLC or trust ownership - required documents may include corporate articles and bylaws, partnership agreements, LLC operating agreements and trust agreements and/or certificates.

## Homestead

Basically, a homestead exemption allows a homeowner to protect the value of her principal residence from creditors and property taxes. You may have already filed a homestead on this property, however, recording a new deed will remove any prior homesteads. We can prepare a new one for you at the same time as your new deed.