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AFFIDAVIT OF DEED

This declaration is in connection with the deed executed on the _____ day of _____, _____ by _____ and between:

(Grantor(s)) and

(Grantee(s)) regarding the real property located at:

legally described as:

A copy of the executed subject deed is attached for reference.

The undersigned Grantee(s) declares as follows:

1. That the subject deed was delivered to the Grantee(s) or their authorized representative.
2. That the Grantee(s) accepted the subject deed voluntarily and did not act under coercion or duress.

This declaration is made for the protection of the Grantor(s) and their successors. The undersigned Affiant(s) will testify as to the truth of the facts set forth hereinabove in the event an action is instituted disputing these facts.

SWORN AND SUBSCRIBED UNDER PENALTY OF PERJURY THIS _____ DAY OF _____, _____.

Affiant (Grantee) Signature
Print Name: _____

Affiant (Grantee) Signature
Print Name: _____

STATE OF _____
COUNTY OF _____

On _____ before me, _____, personally appeared _____ 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 he/she/they are the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury that the foregoing paragraph is true and correct.

WITNESS my hand and official seal
Signature _____

AFFIDAVIT OF DEED

This declaration is in connection with the deed executed on the 31st day of February, 2099 by and between:

Jim Smith whose address is 1234 Main Street, Anytown, Anystate, 12345

(Grantor(s)) and

Tom Smith whose address is 5678 South Street, Anytown, Anystate, 67890

(Grantee(s)) regarding the real property located at:

555 North West Street, Anytown, Anystate 9999-8888

legally described as:

Lot 14, Block C, Turner Subdivision, part II, a subdivision according to a map or plat thereof, which is on file and of record in the office of the Clerk of AnyCounty, in Plat 9, slot 42, reference to which is hereby made in aid of, and as a part of, this description.

A copy of the executed subject deed is attached for reference.

The undersigned Grantee(s) declares as follows:

1. That the subject deed was delivered to the Grantee(s) or their authorized representative.
2. That the Grantee(s) accepted the subject deed voluntarily and did not act under coercion or duress.

This declaration is made for the protection of the Grantor(s) and their successors. The undersigned Affiant(s) will testify as to the truth of the facts set forth hereinabove in the event an action is instituted disputing these facts.

SWORN AND SUBSCRIBED UNDER PENALTY OF PERJURY THIS _____ DAY OF _____, _____.

Affiant (Grantee) Signature

Print Name: _____

Affiant (Grantee) Signature

Print Name: _____

STATE OF _____

COUNTY OF _____

On _____ before me, _____, personally appeared

_____ 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 he/she/they are the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

Affidavit of deed

In most cases, a real estate deed must be delivered to and accepted by the grantee(s) in order to be properly executed or valid. Since most states do not require the grantee's signature on a deed, it can be difficult for the grantor to prove delivery and acceptance. By using the Affidavit of Deed form when recording a deed, the grantor in a transaction can retain proof of delivery and acceptance.

Protection for GRANTOR

This form provides proof of delivery and acceptance to and by the GRANTEE (in order for a deed to be valid the grantor must deliver the deed to the grantee and the grantee must accept the deed)

Form Guide:

1. Day (numeric) that the deed being attested to was executed.
2. Month the deed was executed.
3. Year the deed was executed.
4. Name(s) and address(es) of all of the grantors.
5. Name(s) and address(es) of all of the grantees.
6. Street address of the property transferred by the deed.
7. Legal description of the property transferred by the deed. If the entire legal description does not fit into the space provided enter "SEE EXHIBIT A" in the space and then attach addition sheets labeled exhibit A containing the legal description to the affidavit.

Document provided for free at <http://www.deeds.com>

This document is not guaranteed to be fit for any legal purpose. You agree that if you choose to use this document you are doing so at your own risk and that you have been advised that this form is likely not fit for your legal situation and that you should seek the advice of a legal professional familiar with you specific situation in all legal matters.