Online Deed Preparation using TrustedDeeds.Com





Select option Deed

Use our online document creation platform to create customized, state-specific deeds in minutes. Only \$59.99 per property.

Select the type of deed below to get started

Deed

Transfer-on-Death Deed

Get the Deed Form That's Right for You

This interview will help create a customized, state-specific deed in minutes. It guides you through a step-by-step interview to help you determine the type of deed and the language you need to achieve your goals. We support all of the most popular deed types—including quitclaim deeds, life estate deeds, lady bird deeds, special warranty deeds, warranty deeds, and more. When the interview is complete, your software will create the deed and any related documents. It will also provide you with clear instructions about how to sign and record the deed.

Before we get started, there are a few items that you will need to collect:

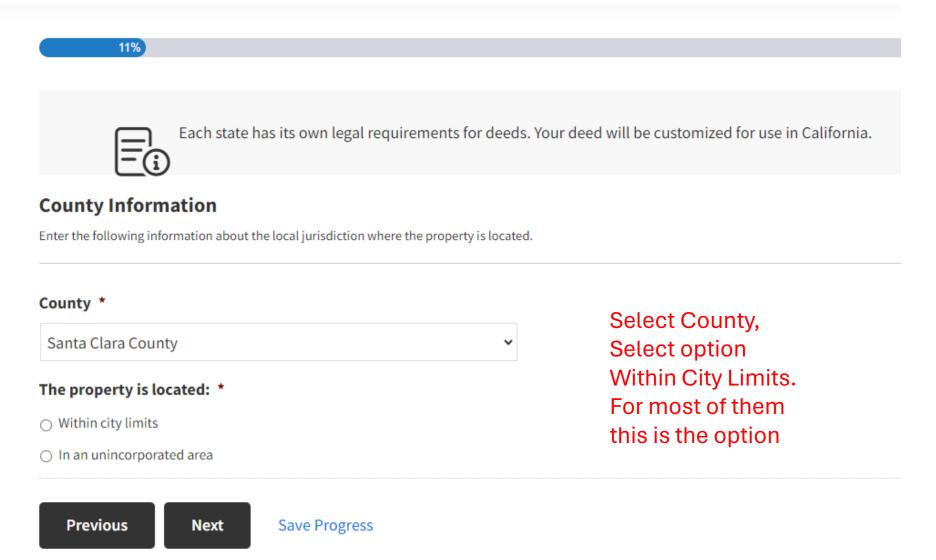
- **Prior deed to the property.** You will need the prior deed to the property. If you are the current owner, this is the deed that transferred the property to you.
- **Names and addresses.** You will need the names and addresses of every person, business, or trust that is *transferring* the property. You will also need the names and addresses of every person, business, or trust that is *receiving* the property.

Gathering this information in advance will help streamline the deed creation process.

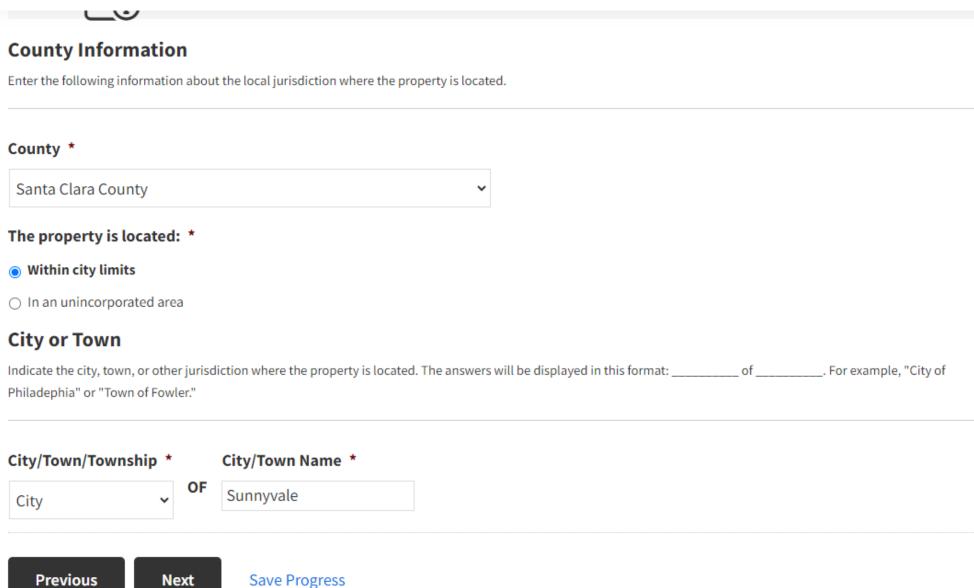
Property State *	
Select the state where the property is located.	
California	~

Select State from drop down list. Any time you can save the progress by clicking Save Progress.











17% **Special Circumstances** This section helps us identify special circumstances that could affect the deed. Will an agent under a power of attorney sign documents on behalf of one or more current owners? * ○ Yes ○ No Are any of the current owners deceased? * ○ Yes ○ No

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Goals

The next step is to be sure that we are creating the right type of deed for you. If you are unsure of the type of deed you need, the questions below can help you with your choice.

What would you like to do? *

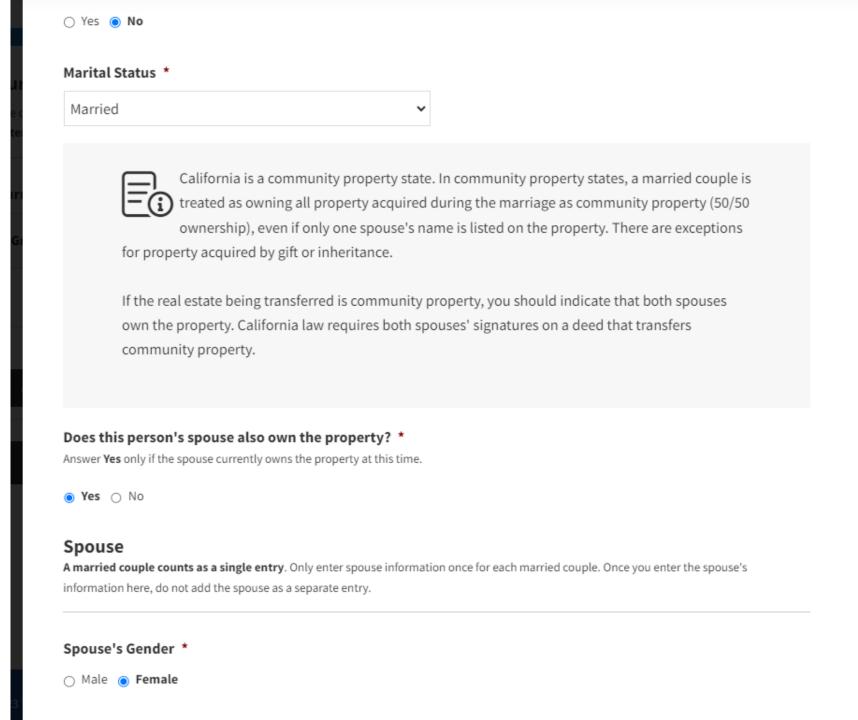
- Make a lifetime transfer of the property to one or more new owners
- Oreate a deed that transfers property upon the death of an owner
- O Add one or more new owners to a deed
- Transfer property to an ex-spouse following a divorce
- Transfer property to a living trust

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add Grantor			
ype: *			
Individual or Marri	ed Couple		
Business or Organiza	ation		
Living Trust or Other	Trust		
Basic Informati	on		
Gender *			
Male 🔾 Female			
irst Name *			
Sriharsha			
Middle Name			
Optional)			
.ast Name *	Name Suffix		
Vinnakota	•		
	(Optional)		
Other names? *			
Review the prior deed to	the property. Does this owner's name differ in	ny way from the way the prior deed is worder	d? If so, choose Yes .





Middle Name	
D	
(Optional)	
Last Name *	
Poe	
Other names? *	
Review the prior deed to the property. Does	s this owner's spouse's name differ in any way from the way the prior deed is worded? If so, choose Ye
○ Yes ● No	
Address	
	and receives mail. This address may or may not be the same as the property address. If the grantor
Enter the address where this grantor lives a	and receives mail. This address may or may not be the same as the property address. If the grantor to enter a residential address. P.O. boxes are not allowed.
Enter the address where this grantor lives a is an individual or married couple, be sure t	
Enter the address where this grantor lives a is an individual or married couple, be sure to Address * 1533 Orillia Ct	
Enter the address where this grantor lives a is an individual or married couple, be sure to Address * 1533 Orillia Ct	
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Enter the address where this grantor lives a is an individual or married couple, be sure to the sure t	to enter a residential address. P.O. boxes are not allowed. California
Enter the address where this grantor lives a is an individual or married couple, be sure to the sure t	California State / Province / Region

Cancel

Add Grantor



Current Owner Information

The current owners of the property that will sign the deed are called *grantors*. Use the **Add Grantor** button below to add the name and address of each grantor. **Do not** enter any deceased owners on this screen.

Current Owners (Grantors)

Grantor Name



Edit Delete

Add Grantor

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37%	
Trust Information	
Enter the following information about the trust that will own the property.	
Trust Name *	
Do not include the date. The date will be supplied based on the date you select below.	
Trust Name	
Trust Date *	
03/07/2024	
How many trustees act on behalf of this trust? *	
Enter the number of trustees currently serving. Do not include successor trustees.	
2 ~	
Trustee 1	
Enter the following information about the first trustee.	
Trustee 1 Name *	
Sriharsha Vinnakota	
This trustee is an: *	
■ Individual ○ Organization	



Individual Organization		
Trustee 1 Gender *		
Male ○ Female		
Trustee 2		
Enter the following information about the second trustee.		
T. 10 N t		
Trustee 2 Name *		
Chona Poe		
This trustee is an: *		
Individual Organization		
Trustee 2 Gender *		
○ Male ● Female		
Address		
Address *		
Street Address		
1533 Orillia Ct		
Address Line 2 (Optional)		
	-	
City	State	
Sunnyvale	California	~



In the real estate context, a warranty of title is a guarantee that the transferor of real estate has the right to transfer ownership and that no one else can claim ownership of the property.

If the deed includes a warranty of title and it turns out that there is a problem with title to the property—for example, if there is an undisclosed mortgage, a tax lien against the property, or an outstanding boundary dispute—the transferee may sue the transferor for breaching the warranty.

Most deeds are named after the warranty of title they provide. In California, the following types of deeds are identified by their warranty of title (or lack thereof):

California Warranty Deed. Provides an absolute covenant/warranty of title that covers anything that could affect title to the property, including actions that occurred before the current owner owned the property. Places all risk on the transferor. Often used in the sale context, when the seller is receiving value for the property.

California Grant Deed. Provides an absolute covenant/warranty of title that covers anything that could affect title to the property, but only covers issues that arose while the current owner owned the property. Divides the risk between the transferor (who is responsible for issues that arose during the transferor's ownership) and the transferee (who is responsible for issues that arose before or after the transferor owned the property).

California Quitclaim Deed. Provides no warranty of title. The transferee acquires whatever interest the transferor has. The transferor is not responsible for any title issues, regardless of when they arose. All risk is on the transferee. A Quitclaim Deed is used most often when transferring property to spouses or family members as a gift (without consideration).

The choices below allow you to choose the warranty of title to apply.

Select the warranty of title: *

If you know the type of deed you would like, choose it from the options below. Otherwise, choose Help Me Decide for assistance with determining the right deed form for you.

) Quitclaim Deed	
) Grant Deed	Grant Deed for
Warranty Deed	California. Mostl
) Help Me Decide	other states has

Warranty Deed. The
Previous Next Save Progress name might differ

Reservations and Exceptions to Conveyance and Warranty

A reservation and exception clause in a deed identifies any issues affecting real estate that are not part of the transfer to the new owner. This clause ensures that the current owners do not attempt to transfer anything that they do not own. If the deed includes a warranty of title, the reservations and exceptions identify items that are excluded from the warranty, thereby protecting the current owner from a claim that he or she breached the warranty of title.

Reservation and exception clauses usually exclude anything that has been recorded in the land records that could affect the property. If, for example, a prior owner reserved the mineral rights to the property, the current owner does not own the mineral rights and thus cannot convey them to the new owner. The reservation and exception clause makes it clear that the prior reservation of mineral rights is not included in the conveyance or the warranty.

The clause below will be included in the deed. Although you are free to do so, we do not recommend making changes to this clause unless you have experience with drafting deeds to real estate and understand the legal implications of the changes.

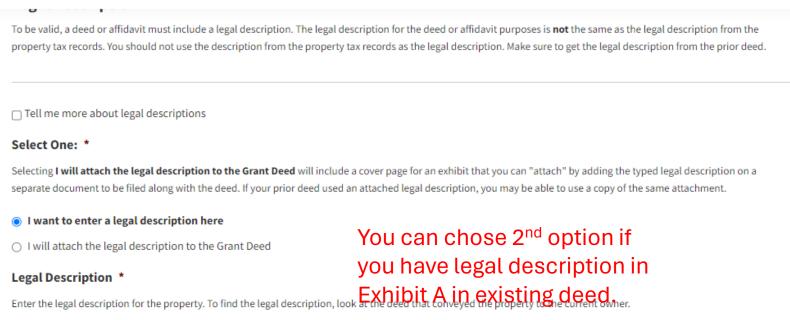
Exceptions from Conveyance

This conveyance is subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether or not of record; all oth presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property; all other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes and assessments for the current year and all subsequent years; and zoning and other governmental regulations.

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Enter Full Legal Description of the property. You can get it from existing deed or from county recorder website.
You need full legal description not partial

Assessor's Parcel Number

Enter the Assessor's Parcel Number used to identify the property for local property tax purposes. It may go by different names, depending on the county. To locate it, look at prior tax statements, the prior deed to the property, or the city or county property tax records. Most counties have online search tools to search the property tax records.

Leaving this answer blank will insert a blank space on the document to be filled in later.

Parcel Number. Check your old deed or county recorder.



Transfer Tax Exemptions

California documentary transfer tax applies to transfers of California real estate. Some deeds are exempt from California documentary transfer tax, as long as the basis for the exemption is stated on the deed or a related document.

Because you are transferring property to a trust, we will include the following statement of exemption:

This document is exempt from California documentary transfer tax for the following reason: This conveyance transfers an interest into or out of a living trust (R & T 11930).

If that language accurately describes this situation, we recommend selecting Yes below to accept the default documentary transfer tax exemption provided. Otherwise, you can select No below to determine if another documentary transfer tax exemption applies.

Accept the default transfer tax exemption? *





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California Recording Fee

For transfers after January 1, 2018, Cal. Gov't Code § 27388.1 imposes an additional \$75 recording fee on any "real estate instrument, paper, or notice required or permitted by law to be recorded." The term real estate instrument is broadly defined and generally includes all deeds to California real estate.

A Note on Transfers to California Trusts: Although the language of the exemption specifically refers to "a transfer of real property that is a residential dwelling to an owner-occupier," we have heard from customers that local tax offices are treating a transfer to a trust as a transfer to an owner-occupier.

Selecting **Document is a transfer of real property that is a residential dwelling to an owner-occupier** below could avoid the \$75 recording fee. Please check with the county recorder for specific requirements or if you have any questions.

Recording Fee Options *

There are a few exceptions to the \$75 recording fee. To claim an exemption, the deed or other instrument must include a declaration of exemption specifying the reason for exemption. If the transfer is exempt from documentary transfer tax, do not choose the first option.

Document is a transfer of real property subject to the imposition of transfer tax.
 Document is a transfer of real property that is a residential dwelling to an owner-occupier.
 Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied).
 The maximum fee of \$225 per transaction is reached.
 None of these apply
 Rental property this option might be different



Interest Conveyed

Enter the following information about the interest conveyed. As a general rule, if all property owners are signing the deed (which is usually recommended), then the deed should convey the entire property.

If this document deals with only a partial interest in the property, select "Partial Interest." Otherwise, select "Entire Interest."

Partial Interest

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Save Progress



Signing Information (Optional)

Enter the following information about the place and date of signature. If you are unsure when or where the document will be signed, or if the document will be signed by different owners in multiple states, click Next to skip to the next section.

Signing State

Select the state in which this document will be signed. If unsure, leave blank.

Select the state where
you are located.

Previous Next Save Progress

Document Options

The options below can help further customize your document to meet your preferences.

File Format *

PDF files do not require word processing software like Microsoft Word. The disadvantage of PDF files is that they are difficult to edit after assembly (although you can always contact us if you need to change your answers). Microsoft Word files can be edited in Microsoft Word (or compatible software) after the document is created.

- PDF (.pdf) files
- Microsoft Word (.docx) files

Fix formatting errors?

Our software will look for items like improper capitalization and attempt to correct them. If you would like to turn this feature off, select **No**. It is usually best to leave the answer as **Yes**.

Yes ○ No

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No Tax Advice

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✓ I agree to the Terms of Use



		93%			
Preparer Information					
Enter the following information about the person preparing this document.					
facilitation of a generally does the real estate context t	documents other than by an attorne s not apply if the preparer is a party o deeds prepared by the person rec	be identified on the face of the deed. The preparation or by may constitute the unauthorized practice of law. This rule to the document, though some states limit this exception in seiving the property (the grantee). The person named in this at and should be a party to the document.			
Gender * Male Female					
First Name *	Middle Name	Last Name *			
Firm or Company (Optional)	Firm or Company (Optional)				
Address * Street Address					
and the control of th					
Address Line 2					
City		State			
		•			
ZIP Code					
Is this person an attorney? *					
○ Yes 🐵 No					
would like the recorded California Grant Do	Grant Deed as described in the instructions v	we will provide, you will record (file) the California Grant Deed in the land records. If you the one listed above, select Yes and enter the address below. Otherwise, select No. I documents are returned.			
○ Yes ® No					
Delivery E-mail Address					
	ail address listed below. It is important to er	ter a valid e-mail address and to check that e-mail address for any correspondence unicating with you about this matter.			
	, , , , , , , , , , , , , , , , , , , ,	· ,			
E-mail Address *					
Enter Email		Confirm Email			

- Add preparer information. Do not do for other people property.
- Final Review
- Select Save Progress option in case you want to come back and review.
- Finalize will take you to the payment.
- Once Payment is made, a copy of your deed is sent to your email address.
- Instructions to edit one time is in step 3, in instruction pdf sent in email.
- Print the document and Notarize it.