

Summary of frequently recorded documents

Warranty Deed: A warranty deed is the legal instrument that transfers title (ownership) or an interest in real property to another person. The deed must contain a full legal description of the property, name of the party transferring the property (grantor), name of the party receiving the property (grantee), and must be signed by grantor(s) and notarized. To complete the transfer (conveyance), the deed must be recorded in the office of the Register of Deeds of the county where the property is located.

Grantor: The person who is transferring title to the property

Grantee: Person who is receiving title to the property

Survivorship Warranty Deed: A survivorship warranty deed is the legal instrument that creates a joint tenancy between two or more grantees. It facilitates the transfer of property rights from the deceased grantee to the surviving grantee(s). Upon the death of one of the grantees, his or her interest in the property will pass to the surviving grantee(s) automatically when a death certificate is recorded. This type of deed often is used by property owners who want to ensure their property will go directly to the surviving owner(s).

Grantor: The person who is transferring title to the property

Grantee: Person who is receiving title to the property

Quitclaim Deed: A quitclaim deed is the legal instrument through which the grantor transfers his or her interest (if any) to another person called the grantee.

Grantor: The person who is transferring title to the property

Grantee: Person who is receiving title to the property

Construction Lien: A construction lien is the legal instrument in which a claim is made against a property by a contractor or other professional who has supplied labor and/or materials for work on that property. Construction liens are designed to protect professionals from the risk of not being paid for services rendered. A construction lien must be recorded not later than 120 days after his or her final furnishings of services or materials. It is enforceable for 2 years from the day of recording in the register of deeds office, and is not renewable. (Nebraska Construction Lien Act §52-125 thru §52-159). The claimant must send a copy of the recorded lien to the property owner within 10 days of recording the lien. (Nebraska Construction Lien Act §52-135).

Release of Construction Lien: A release of a construction lien is the legal instrument in which a contractor or other professional, who recorded a construction lien, confirms he or she has released the previously recorded lien on the property. (Nebraska Construction Lien Act §52-142).

Transfer on Death Deed Information

(no blank form available) – A Transfer on Death Deed is the legal instrument which transfers property to one or more beneficiaries effective upon the transferor's death (Nebraska Uniform Real Property Transfer on Death Act, Sections 76-3401-76-3423). Please contact a real estate attorney for more information.