

WHAT IS AN UNINSURED DEED?

An uninsured deed is basically a deed that has not been examined or insured by a title company.

The most common problems that arise due to an uninsured deed are from Quitclaim Deeds between family members, especially husband and wife.

When a person is added to title there is an opportunity for matters recorded against him/her to attached to the property.

Why Should it be of Concern?

In a sale or loan transaction the validity of an uninsured deed may be questioned.

- Was it signed under duress?
- Is it a forgery?
- Was adequate consideration given to the grantor, and if not, why?

Uninsured deeds may also cause a delay in clearing title.

The following items may indicate that an uninsured deed is present.

- The accommodation stamp
- No title company name or title order number
- No escrow number
- A handwritten document
- Recorded time is not 8:00 a.m.