

RE 310 – Principles of Real Estate
Deeds and Title Transfer - Homework

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Read Chapter 5 in the text and *briefly* answer the following questions.

- 1) In addition to the basic requirement that a deed must be in writing, what are the required elements of a valid deed?
- 2) Explain the differences between warranty deeds, special warranty deeds, bargain and sale deeds, and quitclaim deeds.
- 3) What is a marketable title? An insurable title? A title of perfect record?
- 4) From what types of problems does title insurance protect a property owner?