

# WAUKESHA COUNTY REGISTER OF DEEDS

## RECORDING DIVISION

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## Commonly Used Conveyance Document Definitions

### WHAT IS A CONVEYANCE DOCUMENT?

A document that transfers real estate/property from one party to another.

### WARRANTY DEED

- As described in Wis. Stat. 706.10(5), with a Warranty Deed the seller has lawful title to real property and good right to convey that title.

### QUIT CLAIM DEED

- As described in Wis. Stat. 706.10(4), with a Quit Claim Deed the seller does not warrant or imply existence, quantity, or quality of the interest in real property conveyed.

### CONDOMINIUM DEED

- A Condominium Deed is a warranty deed that contains additional preprinted language calling for the recording information for the condominium declaration and a reference to the condominium plat. The condominium deed also specifies that the provisions of the condominium law and the condominium documents, including the declaration, plat bylaws, articles of Incorporation, any rules or regulations, and any amendments thereto, are all exceptions to the warranty of title in real property.

### PERSONAL REPRESENTATIVE'S DEED

- A Personal Representative's Deed is used by a personal representative to convey real property in settlement of a probate estate.

### TRUSTEE'S DEED

- A Trustee's Deed is used by a trustee to convey real property held in a testamentary or living trust.

### DESIGNATION OF TOD BENEFICIARY

- With a Designation of TOD Beneficiary, an owner of an interest in real property may cause the owner's interest in the real property to be conveyed to people or entities upon the owner's death. (Not a Conveyance document).

### TERMINATION OF DECEDENT'S INTEREST (HT-110/TOD-110)

- Pursuant to Sections 867.045 and 867.046 of the Wisconsin Statutes, this form is to be used to provide public notice that a person having an interest in property died and the decedent's interest in the property is terminated (see that form's specific instructions for applicable circumstances).

**PLEASE NOTE: THIS LIST OF DOCUMENTS IS NOT ALL INCLUSIVE AND DOES NOT CONSTITUTE LEGAL ADVICE. THE REGISTER OF DEEDS OFFICE CANNOT PROVIDE LEGAL ADVICE. IF YOU NEED ASSISTANCE DRAFTING OR INTERPRETING LEGAL DOCUMENTS, YOU CAN CONTACT A REAL ESTATE ATTORNEY, TITLE COMPANY, OR THE STATE BAR OF WISCONSIN'S LAWYER REFERRAL SERVICE ([HTTPS://WWW.WISBAR.ORG/FORPUBLIC/INEDALAWYER/PAGES/I-NEED-A-LAWYER.ASPX](https://www.wisbar.org/forpublic/inedalawyer/pages/i-need-a-lawyer.aspx) OR CALL 1-800-362-9082).**