



# BEST PRACTICES OF DISPOSAL PROCESSES

Joseph D. Jeffers

Right of Way Manager

Florida's Turnpike Enterprise



AMERICAN ASSOCIATION OF  
STATE HIGHWAY AND  
TRANSPORTATION OFFICIALS

**AASHTO**  
THE VOICE OF TRANSPORTATION

# DISPOSAL PROCESSES

- REVIEW OF FOUR COMMON DEEDS  
IN REAL ESTATE

- GENERAL WARRANTY DEED

- Covenant of seisin
- Covenant against encumbrances
- Covenant of quiet enjoyment
- Covenant of further assurance



## 1) Question

Would this be a good method for conveyance by a state department, if so why?

# DISPOSAL PROCESSES

## Special Warranty Deed Conveys two warranties

- Grantor Warrants receipt of title
- Grantor Warrants exceptions



Question 2)

For Conveyance Methods, what about this deed?

# DISPOSAL PROCESSES

- **Bargain and Sale Deed**
  - Does not warrant against any encumbrances.
  - Does not warrant title.



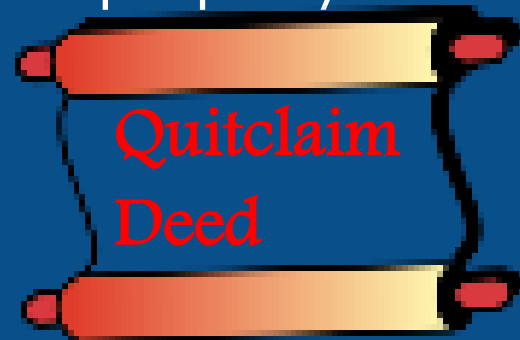
Question 3)

For “Best Practices of Conveyance Methods”  
would you use this in conveying state property?

# DISPOSAL PROCESSES

- **Quitclaim Deed**

- Provides no warranties or covenants to the buyer.
- Quitclaim deeds are used to cure defects in title.
- Quitclaim deeds are used to transfer property between family members.

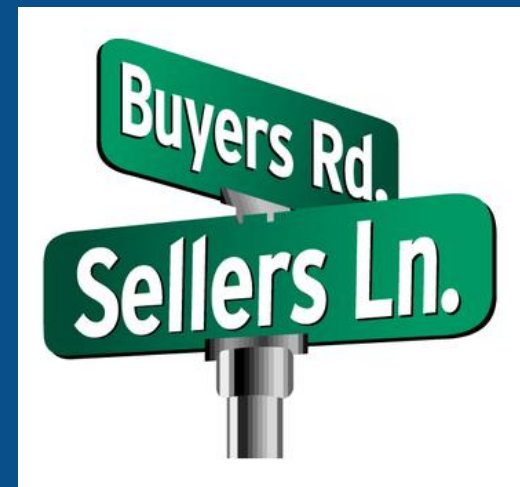


Question 4)

How many states use this method of conveyance and why?

# DISPOSAL PROCESSES

- **After Deed is conveyed; other rights and interest conveyed by grantor in the deed?**
- **State of Florida includes**
  - A firm price
  - All fees are included in purchase price.
  - Conflict of Interest Statement
  - Default Statement



# DISPOSAL PROCESSES

- Public Records

**BARGIAN AS IS**

- Commissions



- Property is conveyed "As Is"

# DISPOSAL PROCESSES

- Existing Impediments of Encumbrances to Title
- Reservation of Mineral and Gas Rights

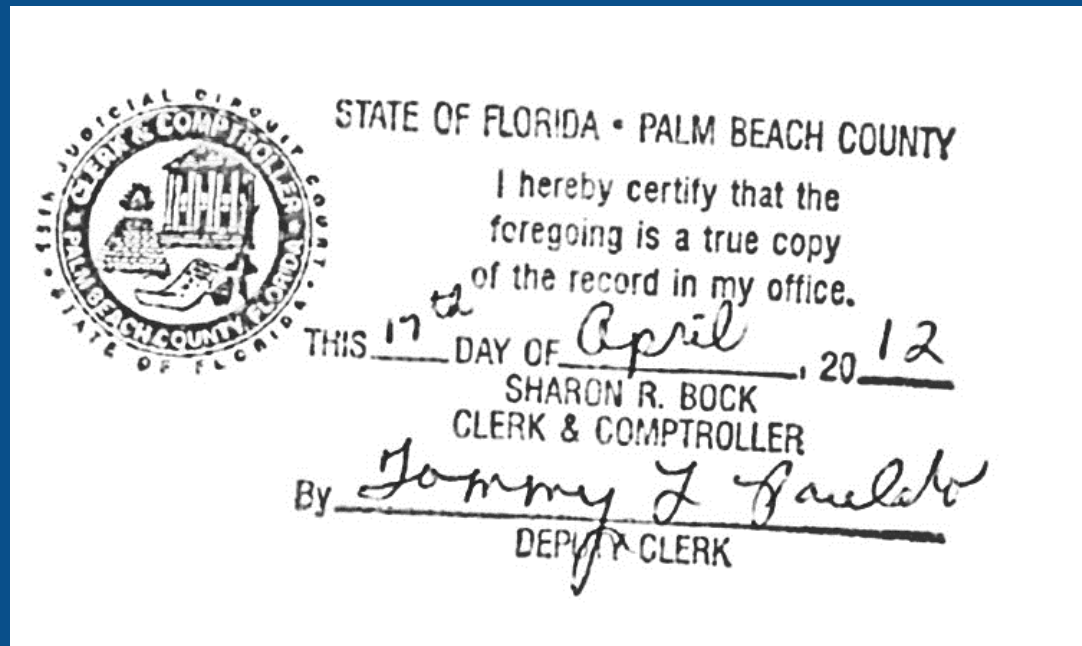


- FDOT will deliver to Buyer its Statutory Quit Claim Deed



# DISPOSAL PROCESSES

- Recording, Documentary Stamp Cost
- Deed
- Taxes



# DISPOSAL PROCESSES

- Condition of Property
- Buyer's Responsibility
- Taking Possession of Property
- The Closing

