BEST PRACTICES OF DISPOSAL PROCESSES

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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?
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?
• **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?
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
- 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