

Recorded Real Estate Document Searches FAQ

What is the difference between a Grant Deed and Deed of Trust?

Grant Deeds are used to transfer title of real property. This is done at the time of purchase and can be later recorded to add or remove individual's names after purchase. This is known as the "title" document.

Deeds of Trusts are loan documents given at the time of purchase resulting in an obligation to pay the loan or foreclosure may result. The Deed of Trust is also recorded when refinancing.