

Common Terms in Deeds

ADJOIN	See Contiguous
ADMINISTRATOR	Person appointed to manage a decedent's estate, usually in absence of a will
APPURTENANCE	A right, privilege or improvement
BEQUEATH	To dispose of money or property by will
BEQUEST	Disposition of personal property by will
CONSIDERATION	The amount paid for the property
CONTIGUOUS	To touch upon or boarder
CONTINGENT	A property right that is dependent on a future event taking place
CONVEYANCE	The transfer of property from one person to another
CURTESY	A husband's lifetime interest in the land inheritance of his deceased wife
CURTILAGE	The yard and outbuildings surrounding a dwelling
DEED POLL	Sheriff's deed
DESCRIPTION	The boundaries of a piece of land
DEVISE	To dispose of real estate by will
DOWER	A widow's share of her husband's estate. Usually one third share
EASEMENT	A right held by one person to use the land of another for a limited purpose, such as a "right away"
EFFECTS	Personal property
ENCUMBRANCE	Liability of lien attached to a property
ESCHEAT	The reverting of property to the State in the absence of persons legally qualified to inherit (a.k.a. Ascheat, Achete)
ESQUIRE	Gentleman (a.k.a. Esq.)
ET AL	"and others"
ET UX	"and wife"
EXECUTOR	A person named in a will to carry out the provisions of the will
FARMER	See Yeoman
FEE SIMPLE	Ownership of property free from all conditions or encumbrances
FREE SIMPLE	Ownership in real property free from all conditions or encumbrances
FREEHOLDER	See Yeoman
FREEMAN	A male over the age of 21 who owned property
GOODS & CHATTELS	Personal property
GRANTEE	The person buying the property

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GRANTOR	The person selling the property
HEREDITAMENT	Any inheritable interest in property
INDENTURE	A deed where each party is obligated to the other
INSTANT	This year (a.k.a. inst.)
INTESTATE	Dying without a will
ISSUE	Child or children usually limited to legitimate children
LATE	Now or recently deceased
LEGACY	Gift under a will
LEGATEE	One who receives a gift by deed
LIEN	Claim which one person has on the property of another
LIFE ESTATE	Interest in property held during one's lifetime
MECHANIC'S LIEN	A lien filed by a tradesmen when a client fails to make payment
METES & BOUNDS	See Description
MESSUAGE	A dwelling house with its barns and other adjacent buildings
PERCH	Linear measurement = 16.5 feet
PLANTATION	Farm or estate
POLL	See Perch
QUITE-CLAIM	Transferring the interest a seller had in a property but not guaranteeing that the seller was the sole owner
RECITAL	Recites the previous ownership of the property (a.k.a. Being Clause)
RELICT	Widow
RIGHT OF WAY	A right of passage over another's property
ROD	See Perch
SATISFACTION	Acknowledgment of payment
TESTATRIX	Female who died leaving a will
TESTOR	Man who died leaving a will
YEOMAN	One who cultivates his own land