



Law Library Resource Center

Self-Help Research Guide

Transferring Real Property

This Self-Help Resource Guide is designed to provide legal information and resources beyond what the Law Library Resource Center provides. Please contact the Law Library Resource Center if you need any additional information:

- Online: superiorcourt.maricopa.gov/llrc/lawlibrary
- In Person: [101 W. Jefferson, 1st Floor, Phoenix, AZ 85003](#)
- Email: services@jbazmc.maricopa.gov
- Phone: 602.506.7353

Convey Real Property Using Deeds

- See [A.R.S. §33-405](#) (statute includes a sample form)
- Beneficiary deeds ([A.R.S. §33-405](#)) transfer property upon death. These deeds filed at the Recorder's Office in the county where the property is located
- Joint-tenancy deeds ([A.R.S. §33-431](#)) are deeds whose language expresses that the grantees hold equal shares of the property as joint tenants, usually by providing a right of survivorship.
- Quit claim deeds convey a grantor's complete interest or claim in certain real property but that neither warrants nor professes that the title is valid.
- Trust deeds convey that the title to real property to a trustee as security until the grantor repays a loan
- Warranty deeds bind the grantor to ensure the completeness, security, and continuance of the title transferred
- Forms for conveyances; quit claim; conveyance; warranty; mortgage. ([A.R.S. §33-402](#))
- Deed resources may be located at the following:

[Maricopa County Recorder's Office](#)

[Pima County Recorder's Office](#)

Resources Available at the Law Library Resource Center:

- Arizona Revised Statutes. KFA 2430 .1956. A2
- Sample Beneficiary Deed
- Sample Quit Claim Deed

Helpful Information

- The legal description of the property is not the address. You can get this information from your county's treasurer, assessor, or recorder's office
 - ◊ [Maricopa County Recorder's Office](#)
 - ◊ [Pinal County Recorder's Office](#)
- [A.R.S. Title 33](#) pertains to property issues. Some statutes may include a sample form
- See the Maricopa County Recorder's Website for information on [form requirements](#) and [recording fees](#)