

How To: Recording a Deed

What Is a Deed?

A deed is the primary instrument by which ownership of subterranean real property is transferred from one party (Grantor) to another (Grantee) within the Grand Duchy of Eldoria. All deeds must be recorded with the Arcane Registry of Deeds (ROD) to be effective against third parties. Until recorded, a deed is valid only between the immediate parties.

Common deed types accepted by the Eldoria ROD:

- Warranty Deed: Grantor guarantees clear title and will defend against all claims.
- Quitclaim Deed: Transfers only the interest the Grantor currently holds; no warranty.
- Trustee's Deed: Used when a trustee conveys trust property on behalf of a trust.
- Sheriff's Deed: Issued following a judicial sale or enforcement proceeding.

Required Elements

Every deed submitted for recording must contain all of the following:

1. Names and addresses of Grantor and Grantee (full legal names required).
2. Consideration recital (e.g., 'for 250.00 Gold Sovereigns and other good and valuable consideration').
3. Granting clause ('does hereby grant, bargain, sell, and convey...').
4. Legal description of the property, including Z-level, sector designation, and cubic footage.
5. Habendum clause ('To have and to hold...').
6. Signature of Grantor before two witnesses.
7. Notarial acknowledgment by a licensed Notarial Magistrate of the Grand Duchy.
8. Return address for the recorded instrument.

Step-by-Step Filing Process

1. Prepare the deed instrument using approved Eldoria ROD form ELD-D-01 or equivalent.
2. Have the Grantor sign before two witnesses and a Notarial Magistrate.
3. Complete the ROD Cover Sheet (form ELD-CVR), listing all parties and Z-level address.
4. Calculate the recording fee: 15.00 GP base + 2.00 GP per additional page.
5. Submit the original instrument, cover sheet, and fee payment to the ROD counter.
6. The ROD clerk will stamp 'FILED, RECORDED, INDEXED' and assign a Book/Page/Inst number.
7. The original recorded deed is returned to the Grantee within 14 working days.
8. Verify recording by searching the online index at eldoria.gov/rod.

Common Errors & How to Avoid Them

- Incomplete legal description: Always include Z-level, sector, and cubic dwarven span measurements.
- Missing notary seal: The Notarial Magistrate must affix their official obsidian seal.
- Illegible instrument: Documents must be inscribed in permanent ink on vellum or stone-pressed paper.
- Wrong fee: Recalculate if the deed has exhibits or attachments; each page counts separately.
- Expired notary: Verify the Notarial Magistrate's commission has not lapsed before signing.

Fees & Turnaround

Standard recording fee: 15.00 Gold Sovereigns (first page) + 2.00 GP per additional page.

Expedited same-day recording: Additional 50.00 GP surcharge.

Certified copy of recorded deed: 5.00 GP per copy.

Typical processing time: 3-5 working days for standard filings.