
A Method to Obtain an Allodial Title to Your Property

By [Kevin Johnston](#)

An allodial title gives you absolute right to land, without any obligation to any landlord, sovereign or government. If you have allodial title to land, it cannot be seized; no government, agency or bank can place any lien, attachment or encumbrance on land secured by allodial title. You must follow a specific method for obtaining allodial title to your property. Getting allodial title is sometimes called getting a land patent.

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Get Evidence of Your Right to the Land

Obtain a warranty deed, quit claim deed, documented assignment or documented inheritance for your property. You must be able to establish a complete chain of title leading up to you as the current owner of the property. You will need certified copies of your proof documents from the county clerk's office in the county where your property is located.

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Put the Land Description of Your Property in Land Patent Format

The county clerk's written description of your land may be in any of a variety of formats. To obtain allodial title, convert the description into STRf, meaning section, township and range format. This is the best legal description of your property. You may need a real estate attorney to help you with this step.

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Acquire a Copy of the Land Patent for Your Land

Take the legal description of your land to the Bureau of Land Management. Ask for the Land Patent Records office. Show them your property description and proof of ownership, and request a certified copy of the land patent.

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Fill Out a Declaration of Acceptance of Land Patent

This is a legal form, which you obtain for free from your county courthouse. Fill out this form completely, using the documentation you have gathered to answer any questions about your ownership of the property. Sign this form in front of a notary public.

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File Your Land Patent

File your declaration form -- along with certified copies of your warranty deed, quit claim deed or any other proof of your right to the land -- and a certified copy of the land patent. File this set of documents in the Clerk and Recorder's office where the county land records are kept.

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File a Public Notice

Place a public notice of your acceptance of the land patent in your local newspaper. Obtain a copy of the newspaper and keep the page with your notice on it, including the date, in a file that is safe from fire or water damage.

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Post a Certified Copy of Your Documents at the County Courthouse

Find the "public notices" bulletin board at your county courthouse. Post certified copies of your proof of ownership, declaration of acceptance of land patent and the land patent itself on this bulletin board. You may want to photograph your posting to have visual proof of your action.

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How to Fill out a Nevada Homestead

By [Richard Long](#)

For many, a home is the most significant investment they will make in their lives, and they want to be sure that their investment is protected. In Nevada, homeowners can register a Declaration of Homestead, which helps to protect some of the equity they have put into their homes. With a Declaration of Homestead, up to \$550,000 at the time of time of publication, of the equity in your home is protected from creditor claims. Creditor claims may arise from unpaid bills, bankruptcy or other debts. A Declaration of Homestead, though, does not protect your house from foreclosure in case of an unpaid mortgage or from tax liens.

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Step 1

Download and print a Declaration of Homestead form from the Nevada Real Estate Division forms page (see Resources).

Step 2

Get a copy of your home's recorded deed, which contains information that you need to complete the Homestead Declaration form. If you do not have a copy of your recorded deed, contact your county office to get one.

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Step 3

Complete the homestead declaration form. Include your parcel number and legal description of your home, both of which you can find on your recorded deed. Also, include your own name, address and information on your marital status. In the "Name on Title Property" section of the form, be sure to include your name and the name(s) of any other owner(s) of the property, exactly as they appear on the recorded deed. You must also declare that you are the current resident of the home.

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Step 4

Bring the form to a notary, sign it in his presence and have him sign, date and stamp it.

Step 5

Submit your declaration form to your county office. Contact the office to get information on any required processing fees and the address to which you should send your completed form. Find county clerk contact information on the Nevada Secretary of State's website (see Resources).

Mortgage Calculator

Home value	<hr/>	\$250,000.00
Down payment	<hr/>	\$25,000.00
Down payment in %	<hr/>	10%

Loan amount	<u>\$225,000.00</u>
Loan term in years	<u>30</u>
Interest rate	<u>7.17%</u>
Quantity	<u>360</u>
Payment	<u>\$1,522.71</u>
Total	<u>\$548,174.42</u>

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How to File a Quit Claim Deed in Cuyahoga County, Ohio

By [George Lawrence](#)

A valid deed must be properly executed in order to legally transfer title to real property. Ohio's property code lists several "statutory" deed forms. A deed that complies with the relevant provision in the property code is a valid deed in Ohio. To put the public on notice of any property transfer, the deed should be filed with the property records office of the county. The Cuyahoga County property records office is located in Cleveland, Ohio.

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Step 1

Review the contents of the deed and check it against Ohio's statutory quitclaim deed

form to ensure that it complies with the applicable property code regarding quitclaim deeds. Under section 5302.11 of the Ohio Code, quitclaim deeds list the marital status of the grantor, describes the land and any encumbrances or reservations in the land, references any prior filings by listing volume and page number of the property records book and lists the date the deed was executed. It must be signed by the grantor.

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Step 2

Contact the Cuyahoga County Recorder and ask about the current filing fees. Count the number of pages in your quitclaim. The number of pages determines the total filing fee. In December 2010, Cuyahoga charged \$28 for deeds that were two pages or less.

Step 3

Send or hand-deliver an original copy of the deed to Cuyahoga County Recorder

office. Include the required filing fee. The office will file the deed, stamp it and send you back the stamped, original copy.

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The office is located at 1219 Ontario Street in Cleveland, Ohio. It is open Monday through Friday from 8:30 a.m. until 4:30 p.m. The cutoff time for filing a document is 4:00 p.m.

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