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 State of Arizona
 House of Representatives
 Forty-ninth Legislature
 Second Regular Session
 2010

 CHAPTER 91

 HOUSE BILL 2479

AN ACT

AMENDING SECTIONS 12-1286 AND 33-401, ARIZONA REVISED STATUTES; RELATING TO RE
 PROPERTY CONVEYANCES.

(TEXT OF BILL BEGINS ON NEXT PAGE)

Be it enacted by the Legislature of the State of Arizona:

Section 1. Section 12-1286, Arizona Revised Statutes, is amended to read:

12-1286. Execution and delivery of deed by sheriff

A. At the expiration of all the applicable periods of redemption as provided in section 12-1282, and not sooner, UPON RECEIPT OF THE SHERIFF'S ORIGINAL CERTIFICATE OF SALE, the sheri shall execute and deliver a deed to the property sold to the purchaser at the sale, or in case redemption is made by a redemptioner, then to the last redemptioner redeeming the property.

B. WITHIN THIRTY DAYS AFTER THE DATE OF EXECUTION OF THE DEED, THE SHERIFF SHALL EXECUTE TO THE PURCHASER OR REDEMPTIONER A DUPLICATE ORIGINAL SHERIFF'S DEED AND RECORD THE ORIGINAL SHERIFF'S DEED IN THE OFFICE OF THE COUNTY RECORDER FO THE COUNTY IN WHICH THE PROPERTY IS LOCATED. IN EVERY SHERIFF'S DEED IN WHICH TH GRANTEE, PURCHASER OR REDEMPTIONER IS SUBJECT TO REGULATION PURSUANT TO TITLE 6, 10 OR 29, OR WOULD BE SUBJECT TO REGULATION PURSUANT TO TITLE 6, 10 OR 29 IF DOING BUSINESS IN THIS STATE, THE GRANTEE'S, PURCHASER'S OR REDEMPTIONER'S NAMI AND ADDRESS AND THE STATE IN WHICH THE GRANTEE, PURCHASER OR REDEMPTIONER IS INCORPORATED, ORGANIZED, LICENSED, CHARTERED OR REGISTERED SHALL BE SET FORTH FULLY, TOGETHER WITH THE NAME OF THE COUNTRY UNDER WHICH THE GRANTEE, PURCHASER OR REDEMPTIONER IS CHARTERED OR FORMED. THE INFORMATION PROVIDED E THE REDEMPTIONER OR PURCHASER IS NOT SUBJECT TO VERIFICATION AND THE SHERIFF IS NOT RESPONSIBLE FOR AUTHENTICITY OF THE INFORMATION. THE VALIDITY OF ANY DEED SHALL NOT BE AFFECTED BY ANY FAILURE TO COMPLY WITH THE REQUIREMENTS SET FORTH IN THIS SUBSECTION.

Sec. 2. Section 33-401, Arizona Revised Statutes, is amended to read:

33-401. Formal requirements of conveyance; writing; subscription; delivery; acknowledgment defects

A. No estate of inheritance, freehold, or for a term of more than one year, in lands or tenements, shall be conveyed unless the conveyance is by an instrument in writing, subscribed and delivered by the party disposing of the estate, or by his agent thereunto authorized by writing.

B. Every deed or conveyance of real property must be signed by the grantor and must be duly acknowledged before some officer authorized to take acknowledgments.

C. IN EVERY DEED OR CONVEYANCE OF REAL PROPERTY IN WHICH THE GRANTEE IS SUBJECT TO REGULATION PURSUANT TO TITLE 6, 10 OR 29, OR WOULD BE SUBJECT TO REGULATION PURSUANT TO TITLE 6, 10 OR 29 IF DOING BUSINESS IN THIS STATE, THE GRANTEE'S NAME AND ADDRESS AND THE STATE IN WHICH THE GRANTEE IS INCORPORATED, ORGANIZED, LICENSED, CHARTERED OR REGISTERED SHALL BE SET FORTH FULLY, TOGETHER WITH THE NAME OF THE COUNTRY UNDER WHICH THE GRANTEE IS CHARTERED OR FORMED. THE VALIDITY OF ANY DEED SHALL NOT BE AFFECTED BY ANY FAILURE TO COMPLY WITH THE REQUIREMENTS SET FORTH IN THIS SUBSECTION.

~~⊖~~ D. For THE purposes of this section, a deed or conveyance containing any defect, omission or informality in the certificate of acknowledgment and which has been recorded for longer than ten years in the office of the county recorder of the county in which the property is located shall be deemed to have been duly acknowledged on and after the date of its recording.

APPROVED BY THE GOVERNOR APRIL 19, 2010.

FILED IN THE OFFICE OF THE SECRETARY OF STATE APRIL 20, 2010.