

Deed of Correction KRS 382.110

A deed of correction may be prepared to clear up a defect in title or to correct a mistake, such as number of acres, or source of title. A deed of correction does not convey interest in land. It is important to note that the original grantor and grantee must be the same. One cannot add, remove or change a grantor or grantee in a deed of correction. If the deed includes any other party, it is NOT a deed of correction. The reason for the correction must be apparent.

The document requires:

- Full names of grantor & grantee (KRS 382.135(1)(a) & 382.135(6))
- First party (seller, grantor) and their mailing address (KRS 382.135 & KRS 382.200)
- Second party (buyer, grantee) and their mailing address (KRS 382.135 & KRS 382.200)
- Legal description (Case Law, Common Law) and OAG 81-100
- Source of title (KRS 382.110)
- Preparation statement (KRS 382.335)
- Return mail address (KRS 382.335 & KRS 382.240)
- The grantor must sign the deed and the signatures must be notarized. (KRS 382.130)

The document must state that it is a deed of correction and must refer to the deed it is correcting. A deed of correction does not require a consideration statement if the deed corrects errors in previous deeds conveying the same property from the same grantor to the same grantee (KRS 382.135(2)(e)). If the consideration has changed, a consideration certificate is required, and the grantor and grantee must sign with signatures notarized.

Note: See the specific requirements for the

- Parcel Identification Number (P.I.D.N.)
- Acknowledgement Required for Deeds
- Consideration Certificate
- Signatures
- Transfer tax