

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

This instrument was prepared by:

_____, WI _____

After recording, mail document
and tax statements to:

_____, WI _____

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this ____ day of _____, 20____ (the "Effective Date") between _____ (the "Grantor"), an individual whose mailing address is _____, _____, WI _____, and _____ (the "Grantee"), an individual whose mailing address is _____, _____, WI _____.

WITNESSETH, that the Grantor, for and in consideration of the sum of _____ (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in _____ County, Wisconsin, and more particularly described as follows:

SUBJECT to the following:

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Grantor declares that the transfer is exempt from any documentary transfer taxes.

EXECUTED this _____ day of _____, 20_____.

_____ _____	_____ _____	_____ _____
Grantor Name	Representative Signature	Representative Name and Title

_____ _____	_____ _____	_____ _____
Grantee Name	Representative Signature	Representative Name and Title

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF WISCONSIN.

COUNTY OF _____.

On this day, personally appeared before me, _____, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this _____ day of _____, 20_____.

Notary's Public Signature

(Date)

My Commission Expires

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GENERAL INSTRUCTIONS

WHAT IS A QUITCLAIM DEED?

A Quitclaim Deed is a legal document where the Grantor (or owner/seller) releases his or her ownership rights in a piece of real property to the Grantee (or purchaser).

In a Quitclaim Deed, the Grantor only transfers whatever title or ownership, if any, that he or she has at the time of the transfer. The Grantor does not provide any warranties as to the quality of the title.

Other types of deeds may provide more protection and warranties for the Grantee. The most common deeds are a Special Warranty Deed and a General Warranty Deed, which promise that the Grantor has the right to transfer ownership in the property and warrant against certain defects in title.

WHEN IS IT NEEDED?

In some situations, all that is needed is a simple, quick transfer of property, without the time, expense and assurances of a Special Warranty Deed or General Warranty Deed. Often with a Quitclaim Deed, little or no money is transferred so any loss associated with a defect in title would be low, or the transfer is between family members and the risk of a title defect is low.

Although a Quitclaim Deed provides no promises as to ownership or title, many states have an implied good faith presumption that the Grantor is not aware of any other owners or conflicts, or an expectation of good faith that the Grantor is free to transfer title.

WHAT SHOULD BE INCLUDED?

A simple Quitclaim Deed will identify the following basic elements:

- **Grantor:** the name and mailing address of the individual(s) or corporation who currently owns the property

- **Grantee:** the name and mailing address of the individual(s) or corporation who will become the new owner
- **Consideration:** how much, if anything, is being paid for the property
- **Legal Description:** a land description in words that identifies a particular piece of property (usually found on your property deed)
- **Parcel Number:** number assigned by the tax assessor (usually listed on your property tax statement)
- **Preparer:** the name and mailing address of the person who prepared the deed
- **Witnesses:** depending on the state, zero, one, or two witnesses who watch the owner sign the deed
- **Notary:** a notary public who verifies that the signatures are authentic

MOST COMMON SITUATIONS

Quitclaim Deeds are most often used for intra-family transfers, estate planning or to cure a title defect.

Here are some examples of when you might use a Quitclaim Deed:

- **Divorce** - one spouse releases claim to the home after a divorce settlement (A & B → B)
- **Marriage** - spouse wants to add his or new spouse to the title (A → A & B)
- **Chain of Title Defect** - title insurance company finds someone with potential interests to the property and asks them to waive those interests (A → C)
- **Title Defect** - removing "clouds" in title such as fixing a misspelled name or other mistake (A → A)
- **Family** - parent grants title to child, or transfer of property between siblings (A → B)
- **Estate Planning** - person transfers property to a trust (A → B)
- **Business** - transfers between parent companies to subsidiaries (C → Csub)
- **Public Auction Sale** - tax or public auction sale where buyer assumes the risk of defective title (B → C)