

MASSACHUSETTS QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this _____ (the "Effective Date") between the following Grantor(s) (the "Grantor"): _____

(Check one) an individual a married individual a married couple a corporation a limited liability company a partnership a trust individuals whose mailing address(es) is/are _____

And the following Grantee(s) (the "Grantee"): _____

(Check one) an individual a married individual a married couple a corporation a limited liability company a partnership a trust individuals whose mailing address(es) is/are _____

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 (an unincorporated area in) _____ County, _____ [State], and more particularly described as follows: _____ . [Legal description of Property]

The Property will be held as: (Check one)

- Sole ownership
- Joint tenancy
- Tenancy in common
- Tenancy by the entirety

SUBJECT to the following: _____ [Exceptions].

Homestead (Check one)

- The Property is the homestead of the Grantor.
- The Property is NOT the homestead of the Grantor.
- Not applicable

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

Transfer Tax (Check one)

- Grantor declares that the documentary transfer tax is \$_____, computed on the full consideration or value of property conveyed.
- Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

