

WARNING: This is a generic quitclaim deed template built to meet the requirements of most but not all states. We strongly recommend using a state-specific form.

State of _____

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

This instrument was prepared by:

Name: _____

Address: _____

After recording, mail document
and tax statements to:

Name: _____

Address: _____

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.

EXECUTED this _____ day of _____, 20 _____.

Grantor Signature

Grantor Name

Grantor Signature Check here if spouse

Grantor Name Check here if spouse

Grantee Signature

Grantee Name



Grantee Signature Check here if spouse

Grantee Name Check here if spouse

Witness 1 Signature

Witness 1 Name (Print)

Witness 2 Signature

Witness 2 Name (Print)



RELEASE OF DOWER

(If spouse is not a Grantor)

In consideration of the sum paid above and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, I, _____, of _____, _____, _____, spouse of _____, do hereby waive and release all homestead, dower, curtesy, community property and any other rights, title or interest in the above Property.

Spouse's Signature



ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF _____.

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

