GIFT DEED

Leave the top 3 inches of this page blank for the recorder unless your county allows less.

This instrument was prepared by: _____, address _____.

After recording, return to: _____, address _____.

Send tax statements to: _____, address _____.

Parcel or tax ID number: _____

Transfer tax or exemption statement, if your state requires one on page one: _____

1. CONVEYANCE

As a gift and without consideration, _____ (check one): [ ] an unmarried person; [ ] a married person; [ ] spouses married to each other, whose mailing address is _____ (the "Grantor"), (check one): [ ] gives, grants and conveys, with general warranty of title; or [ ] gives, remises, releases and quitclaims all of the Grantor's right, title and interest, if any, to _____, whose mailing address is _____ (the "Grantee"), in the real property described below, with all buildings, improvements and rights belonging to it (the "Property").

If there are two Grantees, they take title (check one): [ ] as joint tenants with right of survivorship and not as tenants in common; [ ] as tenants in common, in these shares: _____.

2. THE PROPERTY

The Property is in _____ (county, or city or town in Connecticut, Rhode Island and Vermont), State of _____, and is legally described as follows (copy the description exactly from the current deed, or attach it as Exhibit A): _____ _____ _____

Street address, for reference only: _____. If the street address differs from the legal description, the legal description controls.

Source of title: the same property conveyed to the Grantor by the instrument recorded as _____ in the records of _____ (the county, city or town, or other office where it was recorded).

3. THE GIFT

The Grantor makes this conveyance as a gift, out of love and affection for the Grantee, or as a charitable gift to an organization. The Grantor receives no money, property or other consideration, and the Grantee gives nothing in return.

Relationship of the Grantee to the Grantor: _____.

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.

The gift is complete when the Grantor delivers this deed to the Grantee. The Grantor keeps no right to revoke it.

Transfer tax exemption claimed, if any: _____.

4. WARRANTY OR NO WARRANTY

If the warranty box is checked above, the Grantor covenants that the Grantor owns the Property in fee simple and has the right to convey it; that it is free of liens and encumbrances except taxes and assessments not yet due, easements, restrictions and rights of way of record, and these other matters: _____; that the Grantee will have quiet possession; that the Grantor will warrant and defend the title against the lawful claims of all persons; and that the Grantor will sign further documents reasonably needed to confirm the Grantee's title.

If the quitclaim box is checked, the Grantor makes no warranty or covenant of any kind about title, and the Grantee takes the Property subject to all matters of record and unpaid taxes.

If the Property is subject to a mortgage or deed of trust, the Grantee takes it subject to that loan, does not assume the debt, and this deed does not release the Grantor from it.

5. JOINDER OF SPOUSE

(Complete only if the Grantor's spouse is not a Grantor but must sign, for example to release homestead, dower, curtesy or community property rights.) _____, spouse of the Grantor, joins in this deed to release and convey to the Grantee any marital interest in the Property.

6. GENERAL TERMS

"Grantor" and "Grantee" include every person named in that role. This deed binds and benefits the parties and their heirs, personal representatives, successors and assigns, and is governed by the law of the state where the Property is located. If any part is held invalid, the rest remains in effect.

Signed on _____.

SIGNATURES

Grantor

Signature: _____ Date: _____

Printed Name: _____

Grantor

Signature: _____ Date: _____

Printed Name: _____

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Grantor's spouse (if joining)

Signature: _____ Date: _____

Printed Name: _____

WITNESSES (IF YOUR STATE REQUIRES THEM)

Florida, South Carolina and Connecticut require two witnesses, and Georgia one unofficial witness plus the notary. Each witness signs, prints a name and gives a mailing address, and should not be a Grantee.

Witness 1: _____ Printed name: _____-
Address: _____

Witness 2: _____ Printed name: _____-
Address: _____

ACKNOWLEDGMENT

State of _____, County of _____

On _____, before me, the undersigned notary public, personally appeared _____, known to me or proved to me through satisfactory evidence of identity to be the person or persons whose names are signed on this deed, who acknowledged signing it voluntarily.

Notary Public: _____ Printed name: _____ My commission expires: _____ (Seal)

California and New York set their own acknowledgment wording. Ask your notary to use the state's form.

ACCEPTANCE BY GRANTEE (OPTIONAL; REQUIRED IN SOME STATES)

The Grantee accepts this gift of the Property and this deed. Grantee: _____ Printed name: _____ Date: _____

West Virginia will not record a quitclaim deed without consideration unless the grantee also signs and acknowledges it, with exceptions for close family (W. Va. Code § 39-1-2(b)(2)).

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BEFORE YOU RECORD

States add their own requirements: a preparer statement, page margins, gift exemption statements on page one (for example California's documentary transfer tax line or Arizona's affidavit exemption), Oregon's consideration statement and land use notice, Virginia's deed-of-gift statement, Kentucky's sworn consideration certificate signed by the grantor and grantee (KRS 382.135), and transfer tax forms. Connecticut, Rhode Island and Vermont record deeds with the city or town clerk, and Hawaii with the state Bureau of Conveyances. A gift worth more than the federal annual exclusion ($19,000 per recipient for 2026) usually needs IRS Form 709. Louisiana handles gifts of real estate as donations under its Civil Code; this template does not follow that form. Check with the county recorder, or use the LawVault builder, which prints your state's version. This template is not legal advice.

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