LIEN RELEASE

If this release concerns real property and will be recorded, leave the top 3 inches of this page blank for the recorder unless your recording office allows less.

Prepared by: _____, address _____.

After recording, return to: _____, address _____.

Parcel or tax ID number (real property): _____

1. PARTIES

Lienholder: _____, whose address is _____, acting through (if a company) _____, its _____ (the "Lienholder").

Owner: _____, whose address is _____, the owner of the Property or, for a judgment lien, the judgment debtor (the "Owner").

2. THE PROPERTY

Check one and complete it:

[ ] Real property known as _____, in _____ (county, or city, town or parish), State of _____, parcel number _____, legally described as follows or as described in the recorded lien: _____ _____

[ ] Vehicle or other titled property: year _____, make _____, model _____, vehicle identification (or hull or serial) number _____, certificate of title number _____.

[ ] Other personal property described as follows: _____ _____

That property is the "Property."

3. THE LIEN

This release concerns the following lien on the Property (the "Lien"). Check one: [ ] mechanic's or construction lien; [ ] judgment lien, from the judgment entered in _____ (court and case number); [ ] other lien on real property, type: _____; [ ] lien on a vehicle or titled property; [ ] lien on other personal property, type: _____.

Date the lien was filed for record or created: _____. Book and page, instrument or file number: _____. Office where it was recorded or filed: _____. Amount of the lien: $_____.

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.

4. PAYMENT OR REASON FOR RELEASE

The Lien is released because (check one): [ ] the debt it secures was paid in full, and the Lienholder received the final payment on _____; [ ] the claim it secures was settled for $_____, received on _____; [ ] another reason, or a partial release: _____.

5. RELEASE

The Lienholder releases the Lien (check one): [ ] in full, so that the Property is free of the Lien and the Lienholder gives up every right to enforce it against the Property or the Owner; [ ] in part (only when the debt was not paid in full or settled), only as to the following: _____ _____. Any part of the Lien not released stays in full force.

This release takes effect on _____ (or, if blank, on the date the Lienholder signs it).

6. REQUEST TO CANCEL THE LIEN OF RECORD

The Lienholder authorizes and directs the office where the Lien is recorded or filed, or the agency that issued the certificate of title for the Property, to record or note this release and to cancel the Lien of record to the extent this release releases it. If the Lienholder holds the certificate of title, it will deliver the title to the Owner, signed where needed to release the Lien. The Lienholder will sign any further release, termination or form that office reasonably requires.

7. LIENHOLDER'S STATEMENTS AND GENERAL TERMS

The Lienholder states that it holds the Lien, has not assigned the Lien or the claim it secures to anyone else, and has the right to release the Lien. A person signing for a company states that the company has authorized this release and that the signer has authority to sign it.

This release binds the Lienholder and its successors and assigns (and, for a person, the person's heirs and personal representatives), and benefits the Owner and every later owner of the Property. It 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

Lienholder, or person signing for it (with title)

Signature: _____ Date: _____

Printed Name: _____

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WITNESSES (REAL PROPERTY, IF YOUR STATE CALLS FOR THEM)

Some states require witnesses on deeds, and recording offices there may expect them on releases too. Each witness signs, prints a name and gives a mailing address.

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

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

ACKNOWLEDGMENT (REQUIRED TO RECORD A REAL PROPERTY RELEASE)

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 whose name is signed on this release, who acknowledged signing it voluntarily, in any capacity stated, for the purposes stated in it.

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

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

BEFORE YOU FILE

Record a real property release with the office where the lien is recorded or filed. Several states set a deadline for releasing a paid mechanic's lien, for example within 20 days after satisfaction in Arizona (A.R.S. § 33-1006) and within 10 days after a written request in Texas (Tex. Prop. Code § 53.152). For a vehicle, ask the agency that issued the title what release it accepts. This template is not legal advice.

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