QUITCLAIM DEED

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

Prepared by: _____, address _____.

After recording, return to: _____, address _____.

Send tax statements to: _____, address _____.

Parcel or tax ID number: _____

1. CONVEYANCE

For the consideration stated below, _____ (check one): [ ] an unmarried person; [ ] a married person; [ ] spouses married to each other, whose mailing address is _____ (the "Grantor"), remises, releases and quitclaims to _____, whose mailing address is _____ (the "Grantee"), all of the Grantor's right, title and interest, if any, in the real property described below, with all buildings, improvements and rights belonging to it (the "Property").

If there are two or more 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: _____; [ ] as tenants by the entirety (married couples, where state law allows); [ ] as community property (spouses, in community property states); [ ] other: _____.

2. THE PROPERTY

The Property is in _____ County, 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 _____ County.

3. CONSIDERATION

This conveyance is made for (check one): [ ] no consideration, as a gift; [ ] ten dollars ($10.00) and other good and valuable consideration; [ ] $_____. The Grantor acknowledges receipt of any consideration stated.

Transfer tax exemption claimed, if any: _____.

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. NO WARRANTY OF TITLE

This is a quitclaim deed. The Grantor conveys only the interest the Grantor has in the Property, if any, and makes no warranty or covenant of any kind about title, including the limited covenants a statutory short-form quitclaim deed carries in some states. The Grantee takes the Property in its present condition, subject to all matters of record and to unpaid real estate taxes and assessments.

If the Property is subject to a mortgage or deed of trust, the Grantee takes it subject to that loan. This deed does not change who is liable for the loan.

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 quitclaim 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: _____

Grantor's spouse (if joining)

Signature: _____ Date: _____

Printed Name: _____

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WITNESSES (IF YOUR STATE REQUIRES THEM)

Florida, South Carolina, Connecticut and Louisiana 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, New York and Florida set their own acknowledgment wording. Ask your notary to use the state's form.

BEFORE YOU RECORD

Many states add their own requirements: a preparer statement, page margins, the grantee's signature on some gift deeds (West Virginia), consideration statements (Tennessee, Kentucky, North Dakota), a land use statement (Oregon), and transfer tax forms such as California's Preliminary Change of Ownership Report or New York's TP-584. 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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