

State of _____

Rev. xxxxxx

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

This instrument was prepared by:

[Preparer's Name]

[Preparer's Street Address]

[Preparer's City, State Zip Code]

After recording, mail document
and tax statements to:

[Grantee's Name]

[Grantee's Street Address]

[Grantee's City, State, Zipcode]

[Parcel Number: [insert number]]

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this [month, day, year] (the "Effective Date") between [Name(s)] (the "Grantor"), [an individual/ a married couple /a married individual/ a corporation / a limited liability company / a partnership / a trust / individuals] whose mailing address is _____, and [Name(s)] (the "Grantee"), [an individual/ a married couple / a married individual/a corporation / a limited liability company / a partnership / a trust / individuals] whose mailing address is _____.

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 where property is located] County, _____ [state where property is located], and more particularly described as follows:

[Please fill in accurate legal description]

[SUBJECT to the following:]

[Please fill in any exceptions]

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

[Grantor declares that the transfer is exempt from any documentary transfer taxes.]

[Grantor declares that the documentary transfer tax is \$ _____ [amount of transfer tax], computed on the full consideration or value of property conveyed.]

EXECUTED this _____ day of _____, 20_____.

Grantor Signature

Grantor Name

Grantee Signature

Grantee Name

Grantor Name

Representative Signature

**Representative Name and
Title**

_____ **Grantee Name**

_____ **Representative Signature**

_____ **Representative Name and Title**

_____ **Witness 1 Signature**

_____ **Witness 1 Name (Print)**

_____ **Witness 2 Signature**

_____ **Witness 2 Name (Print)**

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, _____ [spouse's full name], of _____ [spouse's address], spouse of _____ [insert Grantor's name here], 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

[DESIGN NOTE: keep 3 inches]