

Quitclaim Deed

Real Estate

4 forms

Recording requested by: _____
 When recorded, mail to: _____

Name: _____ Space above reserved for use by Recorder's Office
 Address: _____ Document prepared by: _____
 City: _____ Name _____
 State/Zip: _____ Address _____
 City/State/Zip _____

Property Tax Parcel/Account Number: _____

QUITCLAIM DEED

This Quitclaim Deed is made on _____, between
 _____, Grantor, of _____,
 City of _____, State of _____, and
 _____, Grantee, of _____,
 City of _____, State of _____.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at _____,
 City of _____, State of _____:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

- Use to transfer whatever interest you may have in a property
- Step-by-step instructions
- Easy to understand language - no "legalese"



*California has additional requirements



Quitclaim Deed

INSTRUCTIONS FOR QUITCLAIM DEED

This form is used to transfer property from the seller without any warranties that he or she actually owns the property involved. Although most real estate sales today are handled by real estate professionals, it is still perfectly legal to buy and sell property without the use of a real estate broker or lawyer. Please note, however, that there may be various state and local variations on sales contracts, mortgages, or other real estate documents. Please be advised, in particular, that many states require specific real estate disclosure statements to be provided to a prospective buyer. Most of these disclosure forms provide a method for known problems or defects in a property to be revealed to a buyer in advance of a purchase. (For information on your state's requirements, please check with a local real estate professional or an attorney.) Any transfers of real estate must be in writing. This type of Quitclaim Deed is intended to be used when the seller is merely selling whatever interest she or he may have in the property. By using a Quitclaim Deed, a seller is not, in any way, guaranteeing that she or he actually owns any interest in the property. This type of Deed may be used to settle any claims that a person may have to a piece of real estate, to settle disputes over property, or to transfer property between co-owners.

To prepare this Deed, simply fill in the following information:

1. Name of person requesting recording of deed
2. Name of person to whom the recorded deed should be mailed by the recorder's office
3. Street address where deed should be mailed
4. City where deed should be mailed
5. State and Zip Code where deed should be mailed
6. Tax parcel or account number
7. Name of person preparing document
8. Address of person preparing document
9. City, State, and Zip Code of person preparing document
10. Date of signing deed
11. Name of grantor (the one transferring the property)
12. Street address of grantor
13. City of grantor
14. State of grantor
15. Name of grantee (the one receiving the property)
16. Street address of grantee
17. City of grantee
18. State of grantee
19. Street address of property
20. City where property is located
21. State where property is located
22. Legal description of property (from prior deed or property tax description)
23. Tax year of transfer of property
24. Month and day of signing Deed
25. Signature of grantor (signed in the front of a Notary Public)
26. Name of grantor

The following should be completed by two witnesses to the signature of the grantor:

27. Signature of 1st witness (signed in front of a Notary Public)
28. Printed name of 1st witness
29. Signature of 2nd witness (signed in front of a Notary Public)
30. Printed name of 2nd witness

The following should be completed by a notary public:

31. State where document is notarized
32. County where document is notarized
33. Date when notarized
34. Name of Grantor
35. Notary Signature
36. County where document is notarized
37. State where document is notarized
38. Expiration date of Notary Public's commission
39. Official Seal of Notary Public

This Deed can now be recorded at your county courthouse.

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From a Declaration of Principles jointly adopted by a Committee of the American Bar Association and a Committee of Publishers

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Recording requested by: _____ 1
 When recorded, mail to: _____
 Name: _____ 2
 Address: _____ 3
 City: _____ 4
 State/Zip: _____ 5
 Property Tax Parcel/Account Number: _____ 6

Space above reserved for use by Recorder's Office
 Document prepared by: _____ 7
 Name: _____ 8
 Address: _____ 9
 City/State/Zip: _____

QUITCLAIM DEED

This Quitclaim Deed is made on _____ 10, _____, between _____ 11, Grantor, of _____ 12, _____, City of _____ 13, State of _____ 14, and _____ 15, Grantee, of _____ 16, _____, City of _____ 17, State of _____ 18.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at _____ 19, _____, City of _____ 20, State of _____ 21.

_____ 22

Subject to all easements _____ 23, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: _____ 24

Signature of Grantor _____ 25
 Name of Grantor _____ 26

Signature of Witness #1 _____ 27
 Printed Name of Witness #1 _____ 28

Signature of Witness #2 _____ 29
 Printed Name of Witness #2 _____ 30

State of _____ 31, County of _____ 32, _____ 33, _____ 34, personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature _____ 35

Notary Public, _____ 36, In and for the County of _____ 37, State of _____ 38
 My commission expires: _____ 39 Seal _____ 39

Send all tax statements to Grantee.

!!This form must now print on one side only, which will now make this form 2 sheets.

Recording requested by: _____
When recorded, mail to: _____

Name: _____
Address: _____
City: _____
State/Zip: _____

Space above reserved for use by Recorder's Office
Document prepared by:
Name _____
Address _____
City/State/Zip _____

Property Tax Parcel/Account Number: _____

QUITCLAIM DEED

This Quitclaim Deed is made on _____, between
_____, Grantor, of _____,
City of _____, State of _____, and
_____, Grantee, of _____,
City of _____, State of _____.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at _____,
City of _____, State of _____:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: _____

Signature of Grantor

Name of Grantor

Signature of Witness #1

Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

State of _____ County of _____

On _____, the Grantor, _____,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above
document and that he/she signed the above document in my presence.

Notary Signature

Notary Public,

In and for the County of _____ State of _____

My commission expires: _____ Seal

Send all tax statements to Grantee.

Put

MONEY

back in your wallet!



NO LEGAL FEES!



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