

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 complete this form, please fill in the following information:

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:
 Name _____ 7
 Address _____ 8
 City/State/Zip _____ 9

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

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, & Zip Code of person preparing document
 10. Date of signed 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. Printed 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 notary public)
 28. Printed Name of 1st witness (signed in front of notary public)
 29. Signature of 2nd witness (signed in front of notary public)
 30. Printed Name of 2nd witness (signed in front of notary public)
- The following must be completed by a notary public:**
31. State where document is notarized
 32. County where document is notarized

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
 On _____ 33, the Grantor, _____ 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,
 In and for the County of _____ 36, State of _____ 37

My commission expires: _____ 38 Seal _____ 39

Send all tax statements to Grantee.

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 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.

Instructions for Warranty Deed

This form is used to transfer property from the seller with various standard 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 Warranty Deed is intended to be used when the seller is selling his or her entire legal interest in the property. By using a Warranty Deed, a seller is guaranteeing that she or he actually owns any interest in the property.

To complete this form, please 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, & 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 of deed
 25. Signature of grantor (signed in front of notary public)
 26. Printed 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 notary public)
 28. Printed Name of 1st witness (signed in front of notary public)
 29. Signature of 2nd witness (signed in front of notary public)
 30. Printed Name of 2nd witness (signed in front of notary public)
- The following must be completed by a Notary Public:**
31. State where document was notarized
 32. County where document was notarized
 33. Date when notarized
 34. Name of Grantor
 35. Notary Signature
 36. County where document was notarized
 37. State where document was notarized
 38. Expiration date of notary public's commission
 39. Official seal of notary public

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:
Name: **7**
Address: **8**
City/State/Zip: **9**

WARRANTY DEED

This Warranty 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 sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at **19**, City of **20**, State of **21**:

22

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of **23** 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**,
On **33**, the Grantor, **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,
In and for the County of **36**, State of **37**,
My commission expires: **38** 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:

WARRANTY DEED

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

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at _____, City of _____, State of _____:

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. 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!



Why pay a real estate broker for something you can do yourself?

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