

# 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!



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