

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, State and Zip Code where deed should be mailed
5. Tax parcel or account number
6. Name of person preparing document
7. Address of person preparing document
8. City, State, and Zip Code of person preparing document
9. Date of signing deed
10. Name of grantor (the one transferring the property)
11. Street address, City, State, and Zip Code of grantor
12. Name of grantee (the one receiving the property)
13. Street address, City, State, and Zip Code of grantee
14. Street address of property
15. City where property is located
16. State where property is located
17. Legal description of property (from prior deed or property tax description)
18. Tax year of transfer of property
19. Date of signing Deed
20. Signature of grantor (signed in the front of a Notary Public)
21. Name of grantor

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

22. Signature of 1st witness (signed in front of a Notary Public)
23. Printed name of 1st witness
24. Signature of 2nd witness (signed in front of a Notary Public)
25. Printed name of 2nd witness

The following should be completed by a notary public:

26. State where document is notarized
27. County where document is notarized
28. Date when notarized
29. Name of Grantor
30. Notary Signature
31. State where document is notarized
32. State where document is notarized
33. Expiration date of Notary Public's commission
34. 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: _____
 When recorded, mail to: _____
 Name: _____
 Address: _____
 City/State/Zip: _____
 Property Tax Parcel/Account #: _____

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

Quitclaim Deed

This Quitclaim Deed is made on _____, 20____, between
 address: _____, grantor,
 and _____, grantee,
 address: _____

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 _____, and described as follows:

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: _____, 20____

Signature of Grantor _____ Printed 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 _____, 20____, _____ personally came before me and, being duly sworn, did state that he or she is the person described in the above document and that he or she signed the above document in my presence.

Signature of Notary Public _____
 Notary Public, In and for the County of _____
 State of _____
 My commission expires: _____ Notary Seal _____

Send all tax statements to Grantee

Recording requested by: _____ Space above reserved for use by Recorder's Office
When recorded, mail to: _____ Document prepared by: _____
Name: _____ Name: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Property Tax Parcel/Account #: _____

Quitclaim Deed

This Quitclaim Deed is made on _____, 20____, between
_____, grantor,
address:

and _____, grantee,
address:

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 _____, and described as follows:

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: _____, 20 _____

Signature of Grantor

Printed 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 _____, 20 _____, _____ personally came before me and, being duly sworn, did state that he or she is the person described in the above document and that he or she signed the above document in my presence.

Signature of Notary Public
Notary Public, In and for the County of _____
State of _____
My commission expires: _____

Notary 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 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, state and zip code where deed should be mailed
5. Tax parcel or account number
6. Name of person preparing document
7. Address of person preparing document
8. City, State, & Zip Code of person preparing document
9. Date of signing deed
10. Name of grantor (the one transferring the property)
11. Address of grantor
12. Name of grantee (the one receiving the property)
13. Address of grantee
14. Street address of property
15. City where property is located
16. State where property is located
17. Legal description of property
18. Tax year of transfer of property
19. Date of signing of deed
20. Signature of grantor (signed in front of notary public)
21. Printed name of grantor

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

22. Signature of 1st witness (signed in front of notary public)
23. Printed Name of 1st witness (signed in front of notary public)
24. Signature of 2nd witness (signed in front of notary public)
25. Printed Name of 2nd witness (signed in front of notary public)

The following must be completed by a Notary Public:

26. State where document was notarized
27. County where document was notarized
28. Date when notarized
29. Name of Grantor
30. Notary Signature
31. County where document was notarized
32. State where document was notarized
33. Expiration date of notary public's commission
34. Official seal of notary public

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Recording requested by: 1 _____ Space above reserved for use by Recorder's Office
 When recorded, mail to: _____ Document prepared by: _____
 Name: 2 _____ Name: 6 _____
 Address: 3 _____ Address: 7 _____
 City/State/Zip: 4 _____ City/State/Zip: 8 _____
 Property Tax Parcel/Account #: 5 _____

Warranty Deed

This Warranty Deed is made on 9 _____, 20____, between
 address: 10 _____, Grantor,
 and
 address: 11 _____, Grantee,
 and
 address: 12 _____, Grantee,
 and
 address: 13 _____, Grantee.

For valuable consideration, the grantor hereby sells, grants, and conveys all right, title, and interest to the following described real estate to the grantee and his or her heirs and assigns to have and hold forever, located at:
 City of 14 _____, State of 15 _____, and described as follows:
16 _____
17 _____

The Grantor warrants that it is the lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, except all easements, rights of way, protective covenants, and mineral reservations of record, if any. Grantor and its successors will warrant and defend title to the Grantee against all lawful claims of all persons. Taxes for the tax year of 18 _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.
 Dated: 19 _____, 20____

Signature of Grantor 20 _____ Printed Name 21 _____ Grantor

Signature of Witness #1 22 _____ Printed Name of Witness #1 23 _____
 Signature of Witness #2 24 _____ Printed Name of Witness #2 25 _____

State of 26 _____
 County of 27 _____

On 28 _____, 20____, 29 _____ personally came before me and, being duly sworn, did state that he or she is the person described in the above document and that he or she signed the above document in my presence.

Signature of Notary Public 30 _____
 Notary Public, In and for the County of 31 _____
 State of 32 _____
 My commission expires: 33 _____ Notary Seal 34 _____

Send all tax statements to Grantee

Recording requested by: _____ Space above reserved for use by Recorder's Office
When recorded, mail to: _____ Document prepared by: _____
Name: _____ Name: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Property Tax Parcel/Account #: _____

Warranty Deed

This Warranty Deed is made on _____, 20____, between
_____, Grantor,
address:

and _____, Grantee,
address:

For valuable consideration, the grantor hereby sells, grants, and conveys all right, title, and interest to the following described real estate to the grantee and his or her heirs and assigns to have and hold forever, located at:

_____,
City of _____, State of _____, and described as follows:

The Grantor warrants that it is the lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, except all easements, rights of way, protective covenants, and mineral reservations of record, if any. Grantor and its successors will warrant and defend title to the Grantee against all 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: _____, 20_____

Signature of Grantor

Printed 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 _____, 20_____, _____ personally came before me and, being duly sworn, did state that he or she is the person described in the above document and that he or she signed the above document in my presence.

Signature of Notary Public
Notary Public, In and for the County of _____
State of _____
My commission expires: _____

Notary Seal

Send all tax statements to Grantee

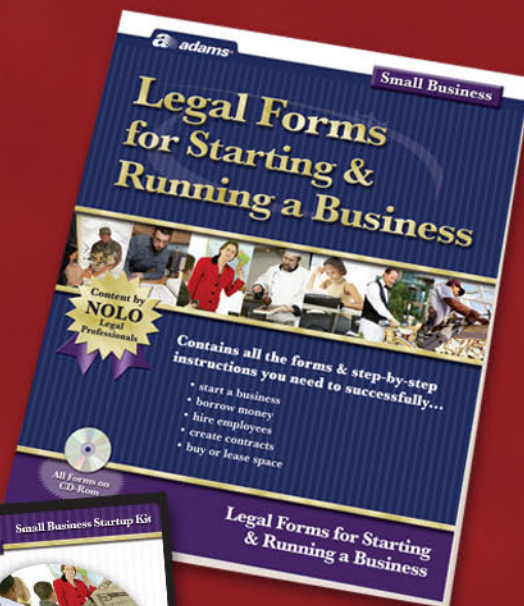
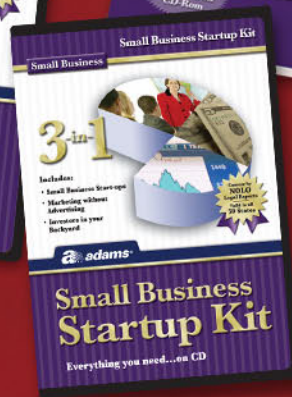
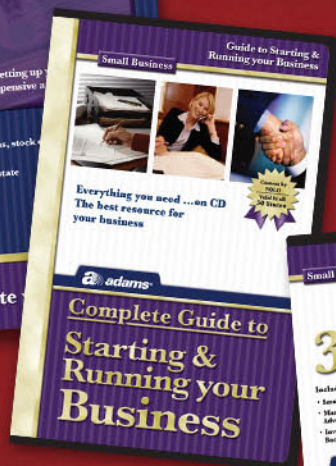
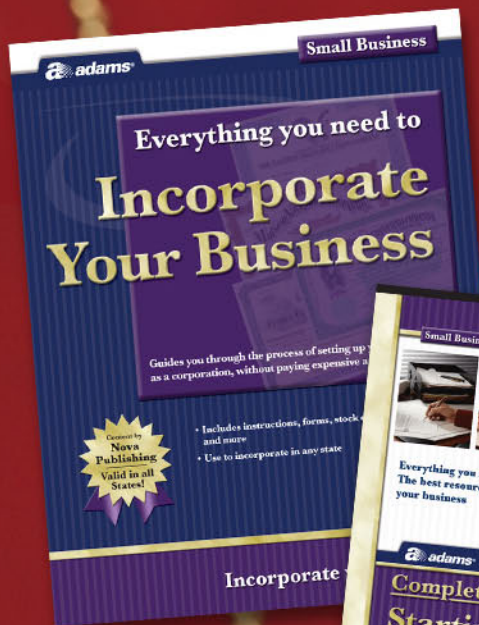
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