

Recording requested by and, when recorded, return to:

Space above this line for recorder's use

This deed was prepared by:

Mail tax statements to:

Parcel number (APN or tax ID): _____

Transfer tax statement, where the state requires one:

Quitclaim Deed

The grantor releases to the grantee whatever interest the grantor has in the real property described below, without any warranty of title. Template v1.0.

1. The parties

Grantor: _____

Marital status of the Grantor: _____

Mailing address of the Grantor:

Grantee: _____

Mailing address of the Grantee:

The Grantee takes title as: _____

In this deed, the Grantor means every person named as Grantor, and the Grantee means every person named as Grantee.

2. The property

This deed concerns real property in the county and state below, described as follows.

County: _____

State: _____

Legal description, copied from the current deed:

Street address, for reference only: _____

In this deed, the Property means that land with every building and fixture on it and every right and easement that belongs to it. If the street address and the legal description differ, the legal description controls.

3. Release of the Grantor's interest

Consideration: _____

For the consideration stated above, the Grantor releases and quitclaims to the Grantee, to hold in the manner of title stated in section 1, all the right, title and interest, if any, that the Grantor has in the Property on the date of this deed.

The Grantor gives no warranty or covenant of title of any kind. The Grantor does not promise that the Grantor owns the Property, that it is free of liens, mortgages, unpaid taxes or other claims, or that no one will disturb the Grantee's possession. The Grantee takes only the interest the Grantor has.

Neither the Grantor nor anyone claiming through the Grantor may later claim the interest released by this deed.

4. Signatures

The Grantor signs this deed on the date written below.

Grantor

Signature

Name

Date

Second grantor or joining spouse, if any

Signature

Name

Date

Signed and delivered by the Grantor in our presence.

First witness, where the state requires

Signature

Name

Date

Address

Second witness, where the state requires

Signature

Name

Date

Address

Notary acknowledgment

For the notary public only. The notary completes the certificate of acknowledgment that the law of the place of signing requires, in this space or on a certificate attached to this page.