

Quitclaim Deed

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QUITCLAIM DEED

1. PARTIES AND DATE

This Quitclaim Deed ("Deed") is made on [DATE], by and between [GRANTOR NAME], whose mailing address is [GRANTOR ADDRESS] ("Grantor"), and [GRANTEE NAME], whose mailing address is [GRANTEE ADDRESS] ("Grantee").

2. RECITALS / CONSIDERATION

For good and valuable consideration paid to Grantor in the sum of [CONSIDERATION AMOUNT] Dollars (\$[CONSIDERATION NUMERIC]), the receipt and sufficiency of which are acknowledged, Grantor conveys and quitclaims to Grantee all of Grantor's right, title and interest in and to the real property described below.

3. PROPERTY

The real property which is the subject of this Deed (the "Property") is located in [COUNTY] County, [STATE], and is more particularly described as follows:

[LEGAL DESCRIPTION]

Commonly known as: [PROPERTY STREET ADDRESS]

Parcel/Tax ID No.: [PARCEL NUMBER]

4. GRANTING CLAUSE

Grantor, for the consideration stated above, REMISES, RELEASES, and QUITCLAIMS to Grantee and Grantee's heirs, successors and assigns all of Grantor's right, title and interest in and to the Property.

5. NO WARRANTIES; NO COVENANTS

Grantor conveys and quitclaims only such interest as Grantor now has in the Property and makes no covenant, warranty, representation or guarantee, express or implied, regarding title, quality of title, or the condition of the Property. Grantee accepts the Property "AS IS" and with all faults, claims, encumbrances, easements, restrictions, reservations, and rights-of-way of record, if any.

6. SUBJECT TO

This conveyance is subject to all taxes, assessments, liens, encumbrances, easements, rights-of-way, restrictions, covenants and conditions affecting the Property as of the date of this Deed, whether of record or otherwise.

7. SPOUSAL JOINDER (IF APPLICABLE)

If Grantor is married and the spouse's signature is required by law, the spouse of Grantor joins in this conveyance and relinquishes any marital or community property rights in the Property. Spouse: [SPOUSE NAME]. Spouse's signature block appears below.

8. FURTHER ASSURANCES

Grantor shall execute and deliver such further instruments and take such further actions as may be reasonably necessary to give effect to this Deed and to convey to Grantee all of Grantor's right, title and interest in the Property.

9. DELIVERED AND ACCEPTED

This Deed is made without prejudicing any rights of creditors and shall be effective upon delivery by Grantor and acceptance by Grantee. Acceptance is hereby acknowledged by Grantee's signature below.

10. GOVERNING LAW

This Deed shall be governed by, and construed in accordance with, the laws of the State of [STATE].

11. RECORDING

Grantor requests that this Deed be filed for record in the office of the Recorder of Deeds for [COUNTY] County, [STATE]. Recording charges, documentary transfer taxes, and any other taxes or fees imposed by reason of the transfer shall be paid by [SELECT: GRANTOR / GRANTEE / SHARED].

12. TAX STATEMENT

Grantor and Grantee acknowledge that any required transfer tax or UCC-1 filing (if applicable) is the responsibility of [SELECT: GRANTOR / GRANTEE / SHARED]. Any statements for tax assessment purposes shall be handled in accordance with local law.

13. SIGNATURES

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the date first written above.

GRANTOR:

[GRANTOR NAME]

By: _____

Signature of Grantor

Printed Name: [GRANTOR NAME]

Address: [GRANTOR ADDRESS]

If applicable, Spouse Joinder:

[SPOUSE NAME]

By: _____

Signature of Spouse

Printed Name: [SPOUSE NAME]

Address: [SPOUSE ADDRESS]

GRANTEE:

[GRANTEE NAME]

By: _____

Signature of Grantee

Printed Name: [GRANTEE NAME]

Address: [GRANTEE ADDRESS]

14. ACKNOWLEDGEMENT / NOTARY

State of [STATE]

County of [COUNTY]

On this [DATE], before me, the undersigned Notary Public, personally appeared [GRANTOR NAME] (and [SPOUSE NAME], if applicable), personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public Signature

Printed Name: [NOTARY NAME]

My Commission Expires: [NOTARY COMMISSION EXPIRATION]

Notary Public, State of [STATE]

(Seal)

15. RETURN AND RECORDING INFORMATION

When recorded, return to:

[NAME TO RECEIVE RECORDED DEED]

[RETURN ADDRESS]

Recording Information:

Recordation requested by: [REQUESTOR NAME]

Recording Fee Paid: \$[RECORDING FEE]

Date Recorded: [RECORDING DATE]

Book/Page or Instrument No.: [RECORDING INFORMATION]

16. MISCELLANEOUS

16.1 Severability: If any provision of this Deed is held invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect.

16.2 Headings: Section headings are for convenience only and do not affect interpretation.

16.3 Counterparts: This Deed may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

END OF DOCUMENT

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