

# QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Grantor,  
\_\_\_\_\_  
whose mailing address is \_\_\_\_\_  
\_\_\_\_\_ to the Grantee,  
\_\_\_\_\_ whose mailing address is \_\_\_\_\_  
\_\_\_\_\_.

WITNESSETH, That the said Grantor, for good consideration and for the sum of \$\_\_\_\_\_ paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of \_\_\_\_\_, State of \_\_\_\_\_, to wit:

IN WITNESS WHEREOF, The said Grantee has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Grantor

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }

On \_\_\_\_\_ before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, 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.

\_\_\_\_\_  
Signature

Affiant: \_\_\_\_\_ Known \_\_\_\_\_ Unknown

ID Produced: \_\_\_\_\_

[Seal]

## **Free Quit Claim Deed Form**

This is a general, NON County Specific, Quit Claim Deed Form. This form is not guaranteed to meet the statutory requirements of any state and is not formatted to meet the recording requirements of any county.

This blank form can be printed and then completed with a typewriter. Most recorders do not accept hand written deeds for recording.

You can purchase a form that can be filled out on your computer and printed from

<https://www.deeds.com/forms/>

The forms available on Deeds.com are guaranteed to meet the statutory requirements for real estate deeds in the state where the property is located and the formatting requirements of the recorder's office.

All forms on Deeds.com also include:

- Completed examples
- Instructions to guide filling in the deed
- Supplemental forms required for recording

## **Recording a Quit Claim Deed**

Recording a Deed effectively gives "Constructive Notice" to the world that the grantee now has an interest in the property being deeded. Basically, constructive notice means that once a deed is recorded every person or entity in the world is legally presumed to have knowledge of the grantee's interest in the property, even if they have no actual knowledge of it.

To get more information about your local recorder and recording requirements visit

<https://www.deeds.com/recorder/>