**CONNECTICUT QUIT CLAIM DEED**

The Connecticut Quit Claim Deed transfers your interest in a property to a buyer. This type of deed offers no protections to the buyer.

The quit claim deed MUST BE NOTARIZED. Both you and the buyer will be required to show a valid form of identification to the notary.

Most deed disputes involve a quit claim deed. Unless you’re willing to spend hours in a courtroom, do not execute this type of deed unless you’re absolutely positive you have all legal rights to sell the property and that there are no issues with ownership or property boundaries and that there are no liens on the property.

**Quit-Claim Deed (Individual or Corporation)**

**Know All Men by These Presents**

That (Releasor name(s)) of (address),

 (town/city), (state) for the consideration of

 (spelled out and numerical) Dollars received to

 (his/her/their) full satisfaction of (Releasee name(s)) of (address), (town/city),

 (state), has/have remised, released, and forever quit-claimed, and do/does by these presents, for him/her/them and his/her/their heirs, justly and absolutely remise, release and forever QUIT-CLAIM unto the said

 (Releasee name(s)), his/her heirs and assigns forever, all such right and title as he/she/they the said releasor(s) has/have or ought to have in or to all that certain piece or parcel of land, with all improvements, know as

 (address and/or Lot #), situated in the (town/city), County of , State of Connecticut, bounded and described as follows:

See Schedule A attached hereto and made a part hereof.

To Have and to Hold, the premises unto him/her the said releasee and to his/her heirs and assigns, to the only use and behoof of the said releasee, his/her heirs and assigns forever, so that neither he/she/they the said releasor(s) nor any person or persons in his/her/their name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and everyone of them shall by these presents be excluded and forever barred.

**IN WITNESS WHEREOF**, I/We, the said releasor(s), has/have hereunto set my/our hand(s) this day of , 20 .

Signed and Delivered in the presence of (Type or Print name below each signature.)

WITNESS: RELEASOR:

(Name) (Name)

(Name) (Name)

|  |  |  |
| --- | --- | --- |
| STATE OF CONNECTICUT | } |  |
| COUNTY OF | } ss: (town/city name)} | Date |

Personally Appeared (Releasor name(s)), Signer(s) of the foregoing Instrument, and acknowledged the same to be his/her/their free act and deed, before me.

STATE OF CONNECTICUT }

Commissioner of the Superior Court

Notary Public

My Commission Expires:

} ss: (town/city name) Date

COUNTY OF }

Personally Appeared (Releasor name(s)), as aforesaid, Signer(s) of the foregoing Instrument, and acknowledged the same to be his/her free act and deed as such, and the free act and deed of said corporation/partnership, before me.

Commissioner of the Superior Court

Notary Public

My Commission Expires: