

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 }
 }
 } ss: (town/city name) Date
COUNTY OF }

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.

Commissioner of the Superior Court
Notary Public
My Commission Expires: _____

STATE OF CONNECTICUT }
 }
 } 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: _____