

MARYLAND QUIT CLAIM DEED

The Maryland 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

THIS QUIT-CLAIM DEED is made this _____ day of _____, 20____, by and between _____, (Grantor), and _____ (Grantee).

WITNESSETH, that in consideration of the sum of _____ dollar(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor hereby quit-claims all of its right, title and interest in _____ unto _____.

WITNESS the hand and seal of the Grantor.

ATTEST: _____ SEAL)

STATE OF MARYLAND, _____ COUNTY, TO WIT:

I HEREBY CERTIFY, that on this _____ day of _____, 20____, before me the subscriber, a Notary Public of the State and County aforesaid, personally appeared _____, and acknowledged the foregoing Quit-Claim Deed to be his/her duly authorized act.

AS WITNESS my hand and Notarial Seal.

Notary Public

My commission expires: _____