

QUIT CLAIM DEED

The 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

STATE OF _____
_____ COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of _____ in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells and conveys to _____ (hereinafter called GRANTEE) all _____ right, title, interest, and claim in or to the following described real estate, situated in _____ County, _____, to-wit:

TO HAVE AND TO HOLD to the said GRANTEES forever

Given under _____ hand and seal, this _____ day of _____, 20__.

STATE OF _____)
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this _____ day of _____, 20__.

Notary Public
My Commission Expires: _____

This Instrument was prepared by:
(Name) _____
(Address) _____