

## **SOUTH CAROLINA QUIT CLAIM DEED**

The South Carolina 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, executed this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, by first party (Grantor), whose mailing address is To second party (Grantee), whose mailing address is

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

PROPERTY DESCRIPTION HERE OR ATTACH AS AN EXHIBIT

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Witness #1 signature

\_\_\_\_\_  
First Party signature

\_\_\_\_\_  
Witness #2 signature

\_\_\_\_\_  
First Party signature

**Note:** This form does not constitute the rendering of legal advice. Consult an attorney licensed to practice law in the State of South Carolina on legal matters.

COUNTY OF JASPER

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ACKNOWLEDGEMENT

I, the undersigned Notary Public do certify that \_\_\_\_\_, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Notary Public for  
My commission expires

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