

## **VIRGINIA QUIT CLAIM DEED**

The Virginia 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.

# VIRGINIA QUIT CLAIM DEED

I/We \_\_\_\_\_ with a street address of \_\_\_\_\_  
\_\_\_\_\_ in the City of \_\_\_\_\_  
State of \_\_\_\_\_ (the "Grantor(s)") being  Married  Unmarried.

For consideration paid in the amount of \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_), releases and quitclaims to

\_\_\_\_\_ with a street address of \_\_\_\_\_  
\_\_\_\_\_ in the City of \_\_\_\_\_  
State of \_\_\_\_\_ (the "Grantee(s)") as:

Husband and wife, tenants by the entirety  Joint tenants  Tenants in common

## ***with Quitclaim Covenants***

A certain parcel of land with the buildings thereon situated with a street address of \_\_\_\_\_  
\_\_\_\_\_ in the City of \_\_\_\_\_  
State of \_\_\_\_\_ being shown as \_\_\_\_\_  
and recorded with \_\_\_\_\_

(Name of deed registry location with original description) in Book \_\_\_\_\_ and Page \_\_\_\_\_  
\_\_\_\_\_ and being bounded and described as follows:

\_\_\_\_\_  
\_\_\_\_\_

containing \_\_\_\_\_ square feet of land, more or less.

Said premises are conveyed subject to

---

(insert any easements or restrictions that run with the land)

Grantor(s) hereby release any homestead rights in the premises and state under oath that there is no other person who has a homestead interest in the premises.

Being the same premises conveyed to the Grantor(s) by deed of

\_\_\_\_\_, which deed was recorded at Book \_\_\_\_\_ and Page

\_\_\_\_\_ (Book and Page Location of Immediately Previous Deed).

EXECUTED AS A SEALED INSTRUMENT UNDER PENALTIES OF PERJURY ON

THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

Grantor Signature

\_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_

Grantor Signature

\_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_

Grantee Signature

\_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_

Grantee Signature

\_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_

STATE OF VIRGINIA

COUNTY OF \_\_\_\_\_,

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me, the  
undersigned notary public, personally appeared

---

proved to me through satisfactory identification of \_\_\_\_\_, to  
be the person(s) whose name(s) is/are signed above who personally executed such  
document in my presence, acknowledged to me that he/she/they signed it voluntarily for  
its stated purpose and swore or affirmed to me that all statements made herein are true,  
accurate and complete.

---

Notary Public

My commission expires: \_\_\_\_\_

[Affix seal here]