**WISCONSIN QUIT CLAIM DEED**

The Wisconsin 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.

|  |  |  |
| --- | --- | --- |
|  | State Bar of Wisconsin Form 3-2003  **QUIT CLAIM DEED** |  |
| Document Number | Document Name | Recording Area |
| (  "Grantor," whether one or more),  **THIS DEED**  , made between  (  "Grantee," whether one or more  ).  and  Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in  County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): | |
| Name and Return Address |

Parcel Identification Number (PIN)

This homestead property.

(is) (is not)

Dated .

(SEAL)(SEAL)

(SEAL)(SEAL)

\*

\*

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\*

**AUTHENTICATION ACKNOWLEDGMENT**

STATE OF WISCONSIN

)

ss.

COUNTY

)

)

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TITLE: MEMBER STATE BAR OF WISCONSIN

authorized by Wis. Stat. § 706.06)

to me known to be the person(s) who executed the foregoing

instrument and acknowledged the same.

,

\*

Signature(s)

authenticated on

Personally came before me on

(

If not,

the above-named

THIS INSTRUMENT DRAFTED BY:

)

Notary Public, State of Wisconsin

My Commission (is permanent) (expires:

\*

**(Signatures may be authenticated or acknowledged. Both are not necessary.)**

**NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.**

**QUIT CLAIM DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 3-2003**

\* Type name below signatures.