

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

THIS DEED, made between _____

_____ ("Grantor," whether one or more),
and _____

_____ ("Grantee," whether one or more).
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):

Recording Area

Name and Return Address

Parcel Identification Number (PIN)

This _____ homestead property.
(is) (is not)

Dated _____

* _____ (SEAL) _____

* _____ (SEAL) _____ (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ COUNTY)

* _____
Personally came before me on _____,
the above-named _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

_____ to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

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.