

# QUITCLAIM DEED

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## INSTRUCTIONS FOR USE

A Quitclaim Deed transfers whatever interest the Grantor has in a property — it does NOT guarantee clear title. Common uses: transferring between family members, adding/removing a spouse, transferring into a trust. Must be notarized and recorded. This does not constitute legal advice.

## QUITCLAIM DEED

Recording Requested By: [NAME] When Recorded Mail To: [NAME] [ADDRESS] [CITY, STATE, ZIP]

Property Tax Statements To: [NAME] [ADDRESS] [CITY, STATE, ZIP]

APN/Parcel Number: [ASSESSOR'S PARCEL NUMBER] Documentary Transfer Tax: \$[AMOUNT] / [ ] Exempt — Reason: [GIFT / TRUST TRANSFER / INTERSPOUSAL / OTHER]

## QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GRANTOR(S) (person transferring): [FULL LEGAL NAME], [MARITAL STATUS — e.g., "a single person" / "a married person" / "a married person as their sole and separate property"]

hereby QUITCLAIM(S) to:

GRANTEE(S) (person receiving): [FULL LEGAL NAME], [MARITAL STATUS / VESTING — e.g., "a single person" / "a married couple as joint tenants with right of survivorship" / "as community property" / "as tenants in common"]

(For trusts: "[TRUSTEE NAME], Trustee of the [TRUST NAME] dated [DATE]")

## PROPERTY DESCRIPTION

The following real property located in the County of [COUNTY], State of [STATE]:

Street Address: [FULL PROPERTY ADDRESS, CITY, STATE, ZIP]

Legal Description:

[INSERT FULL LEGAL DESCRIPTION — Copy this EXACTLY from the current deed or title report. Example formats:

"Lot [NUMBER], Block [NUMBER], of [SUBDIVISION NAME], as per map recorded in Book [NUMBER], Page [NUMBER] of Maps, Records of [COUNTY] County, [STATE]."

OR

"The [DIRECTION — e.g., Northwest] Quarter of Section [NUMBER], Township [NUMBER] [North/South], Range [NUMBER] [East/West] of the [MERIDIAN NAME], [COUNTY] County, [STATE]."

OR metes and bounds description as applicable.]

## CONSIDERATION

- ☐ Gift — No monetary consideration (transfer tax may be exempt)
- ☐ Monetary — \$[AMOUNT]
- ☐ Other — [DESCRIBE — e.g., "in exchange for assumption of existing mortgage"]

## TITLE VESTING (How Grantee takes title)

- ☐ Sole Ownership — [NAME] as a [single person / married person as sole and separate property]
- ☐ Joint Tenancy — [NAME 1] and [NAME 2] as joint tenants with right of survivorship (JTWROS)
- ☐ Tenants in Common — [NAME 1] ([ ]% interest) and [NAME 2] ([ ]% interest) as tenants in common
- ☐ Community Property — [NAME 1] and [NAME 2] as community property [with right of survivorship]
- ☐ Trust — [TRUSTEE NAME], Trustee of the [TRUST NAME], dated [DATE]
- ☐ LLC/Entity — [ENTITY FULL LEGAL NAME], a [STATE] limited liability company

## DISCLAIMERS

This Quitclaim Deed conveys only such right, title, and interest as the Grantor may have in the property. It does NOT warrant that the Grantor has clear title, that the property is free of liens or encumbrances, or that the Grantee will have peaceful possession.

Subject to:

- All existing easements, restrictions, and covenants of record
- All existing liens and encumbrances (if any)
- All current property taxes and assessments
- All applicable zoning regulations and building codes

## EXECUTION

IN WITNESS WHEREOF, the Grantor has executed this deed on the date below.

Grantor 1:

**Signature:** \_\_\_\_\_

Printed Name: [FULL LEGAL NAME]

**Date:** \_\_\_\_\_

Grantor 2 (if applicable — e.g., spouse):

**Signature:** \_\_\_\_\_

Printed Name: [FULL LEGAL NAME]

Date: \_\_\_\_\_

### NOTARIZATION (Required for Recording)

State of [STATE] County of [COUNTY]

On [DATE], before me, [NOTARY NAME], a Notary Public, personally appeared [GRANTOR NAME(S)], who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies).

WITNESS my hand and official seal.

Notary Public: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

[SEAL/STAMP]

### RECORDING INSTRUCTIONS

After signing and notarization, this deed must be recorded with the County Recorder's Office in the county where the property is located:

- County Recorder: [COUNTY] County Recorder's Office
- Address: [RECORDER'S OFFICE ADDRESS]
- Recording Fee: Typically \$[10-75] for the first page + \$[3-5] per additional page (varies by county)
- Documentary Transfer Tax: Varies by state/county (some exempt for family transfers)

IMPORTANT: An unrecorded deed may be valid between the parties but does NOT protect against third-party claims. Always record promptly.

### COMMON USES FOR QUITCLAIM DEEDS

- Transferring property between spouses (during marriage or divorce)
- Adding a spouse to title after marriage
- Removing an ex-spouse from title after divorce
- Transferring property to a revocable living trust
- Transferring between family members (parent to child)
- Clearing title defects (e.g., misspelled name correction)
- Transferring interest to an LLC or business entity

### WHEN NOT TO USE A QUITCLAIM DEED

- Purchasing property from a stranger (use Warranty Deed instead)
- When you need title insurance
- When you need assurance of clear title
- Bank-financed transactions (lenders typically require warranty deeds)

This Quitclaim Deed template is provided by ClearLegalTips.com for general informational purposes only. It does not constitute legal advice. Real estate transfer laws, recording

requirements, and tax implications vary by state and county. A Quitclaim Deed provides NO title warranty — the Grantee receives only whatever interest the Grantor actually has. For property purchases or transfers involving significant value, consult a licensed real estate attorney and/or title company.

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