

# QUITCLAIM DEED

This Quitclaim Deed ("Deed") is made and entered into on the date of

\_\_\_\_\_ , by and between:

Grantor: Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

and

Grantee: Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

WITNESSETH:

WHEREAS, the Grantor is the lawful owner of certain real property situated in

\_\_\_\_\_ County, State of

\_\_\_\_\_ , more particularly described as follows:

Legal Description: \_\_\_\_\_

Parcel Number: \_\_\_\_\_

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby remise, release, and quitclaim unto the Grantee, all the right, title, interest, and claim which the Grantor has in and to the above-described property, to have and to hold the same unto the Grantee, and to the Grantee's heirs, successors, and assigns forever.

DEFINITIONS:

1. "Grantor" refers to the individual or entity transferring the property.
2. "Grantee" refers to the individual or entity receiving the property.
3. "Property" refers to the real property described in the Legal Description and Parcel Number sections above.

GOVERNING LAW:

This Deed shall be governed by and construed in accordance with the laws of the State of

\_\_\_\_\_ .

SEVERABILITY:

If any provision of this Deed is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

ENTIRE AGREEMENT:

This Deed constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements and understandings, whether written or oral.

NOTICE:

Any notice required or permitted to be given under this Deed shall be in writing and shall be deemed to have been duly given if delivered personally or sent by certified mail, return receipt requested, to the addresses specified above.

**AMENDMENT:**

This Deed may not be amended or modified except by a written agreement signed by both the Grantor and the Grantee.

**DEFAULT AND REMEDIES:**

In the event of a breach of any term of this Deed by either party, the non-breaching party shall be entitled to seek any and all remedies available at law or in equity.

**TERMINATION:**

This Deed shall terminate upon the full transfer of the property rights as described herein, subject to any conditions or reservations stated in this Deed.

**SIGNATURES:**

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of the day and year first above written.

Grantor Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

Grantee Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

WITNESS:

Witness Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

NOTARY ACKNOWLEDGMENT:

State of \_\_\_\_\_

County of \_\_\_\_\_

On this \_\_\_\_\_ day of

\_\_\_\_\_, before me, the undersigned Notary Public,

personally appeared \_\_\_\_\_, known to me (or 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), and that by his/her/their signature(s) on the instrument, the person(s), or

the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

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

Printed Name: \_\_\_\_\_

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

[Seal]

1. Added a definition for "Property" to clarify the subject of the Deed.
2. Included a "DEFAULT AND REMEDIES" clause to outline actions in case of breach.
3. Added a "TERMINATION" clause to specify when the Deed's obligations conclude.
4. Ensured all parties, terms, and conditions are clearly defined for enforceability.
5. Verified the inclusion of standard legal clauses such as severability and entire agreement.