

CURRENT OWNER(S)



QUITCLAIM DEED

A quitclaim deed is a term used to describe a document by which a person (the "grantor") disclaims any interest the grantor may have in a piece of real property and passes that claim to another person (the grantee). A quitclaim deed neither warrants nor professes that the grantor's claim is valid. Quitclaim deeds are typically used for transfers between family members, gifts, placing personal property into a business entity, or to fund a living trust.

CURRENT OWNER(S)

Tell us exactly how the grantor(s) is/are holding title

List **word per word** exactly how the grantor - be an individual, a trust, a married couple, or a Corporation/LLC is holding title.

Is the information about the grantor(s) still accurate? YES NO

If **NOT**, then please tell us how the grantor(s) name(s) has/have changed. For example, a person acquired title as a single person and is now married, or the name was misspelled in the title, or the legal name was changed, etc. - Tell us what has changed:

Please write the name(s) of the signer(s) exactly as it's/they are listed on the ID(s) that will be used by the notary. This is important to avoid delays in signing. Remember, notary publics cannot perform the notarization when names on the ID do not match the name(s) on the document.

PLEASE PROVIDE A COPY OF THE **LATEST RECORDED DEED**, CONTAINING THE LEGAL DESCRIPTION OF THE PROPERTY. *IF THERE IS AN "EXHIBIT", INCLUDE IT AS WELL.*

PLEASE NOTE, DEED OF TRUSTS, DEED OF RECONVEYANCE, MORTGAGE DEEDS AND TAX BILLS DO NOT INCLUDE COMPLETE LEGAL DESCRIPTIONS AND ARE NOT NEEDED.



(____) _____



e-mail _____

(so we can contact you, not public record)

FUTURE OWNER(S)

FUTURE OWNER(S)

Who will receive the property?

Is this property intended as the grantee's principal residence? YES NO

If so, please indicate the date of occupancy or intended occupancy ____/____/_____

Grantee is a Living Trust

Name of the Trust: _____

Date of the Trust: _____

Name of Trustee(s) who will sign the deed: _____

MANNER OF HOLDING TITLE - Check all that apply.

- Community Property with Right of Survivorship
- Community Property without Right of Survivorship
- Joint Tenants with Right of Survivorship
- Married Man Married Woman
- Husband and Wife No Designation
- Unmarried Man Unmarried Woman
- Sole & Separate Property Tenants in Common

COMMONLY KNOWN ADDRESS: _____
OF PROPERTY: _____ Street address

City State Zip Code

THE PROPERTY IS: WITHIN THE CITY LIMITS
 IN AN UNINCORPORATED AREA

ASSESSOR'S PARCEL NUMBER: _____

TO WHOM SHOULD THE RECORDED DEED AND TAX STATEMENTS BE MAILED?

Name(s)

Street address

City State Zip Code

EXEMPTIONS

REAL PROPERTY TRANSFER TAX EXEMPTION INFORMATION

Select any appropriate real property tax exemption(s) that you want typed on the deed.

- No exemption.** Do not list any transfer tax exemptions on deed.
- Conveyances Transferring Interests Into or out of a Living Trust** "This conveyance transfers an interest into or out of a Living Trust, R & T 11930."
- Conveyances Given For No Value** "This is a bonafide gift and the grantor received nothing in return, R & T 11911."
- Conveyances to Establish Sole and Separate Property of a Spouse** "This conveyance establishes sole and separate property of a spouse, R & T 11911."
- Conveyance in Dissolution of Marriage** "This conveyance is in dissolution of marriage by one spouse to the other, R&T 11927."
- Conveyances Changing Manner in Which Title is Held** "This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911."
- Conveyances to Confirm a Change of Name** "This conveyance confirms a change of name, and the grantor and grantee are the same party, R & T 11911."
- Court Ordered Conveyances Not Pursuant to Sale** "This is a court-ordered conveyance or decree that is not pursuant to sale, R & T 11911."
- Conveyances to Confirm a Community Property Interest when property was purchased with Community Property Funds** "This conveyance confirms a community property interest, which was purchased with Community Property Funds, R & T 11911."
- Conveyance of An Easement or Oil and Gas Lease Where the Consideration and Value is Less Than \$100** "This is a conveyance of an easement (Oil and Gas Lease) and the consideration and value is less than \$100, R & T 11911."
- Conveyances Where the Liens and Encumbrances Are Equal or More Than the Value of Property, and No Further Consideration is Given** "The value of the property in this conveyance, exclusive of liens and encumbrances is \$100 or less, and there is no additional consideration received by the grantor, R & T 11911."
- Conveyances From a Trustee Under a Land Contract at the Consummation of the Contract** "This is a conveyance of equitable title from a trustee, under a land contract, to the vendee at the consummation of the contract, R & T 11911."
- Conveyances From Individual(s)/Legal Entity(ies) to Individual(s)/Legal Entity(ies) Where the Grantors and Grantees Are Comprised of the Same Parties, and Parties Continue to Hold the Same Proportionate Interest. (Exception: Dissolution of a Partnership. R & T 11925 (b))** "The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d)"
- Reconveyances Upon Satisfaction of a Debt** "This is a reconveyance of realty upon satisfaction of a debt, R & T 11921."
- Conveyance to Secure a Debt** "This conveyance is to secure a debt, R&T 11921."
- Conveyance Confirming Title in Grantee** "This conveyance confirms title to the grantee(s) who continue to hold the same interest acquired on Date _____, Document No. _____ wherein \$ _____ Documentary Transfer Tax was paid, R&T 11911."
- Other (specify code section):** _____

NOTE: The transfer of your property may result in the levy of a documentary transfer tax or may trigger a reassessment of your property. It is solely your responsibility to pay any applicable documentary transfer fees that may be levied or to pay any increased taxes in case of a higher property tax reassessment. Filing a Preliminary Change of Ownership Report (PCOR) will be required by your county.

Please sign here _____

"All answers are provided by me and I did NOT receive any legal advice from the store staff"

Page 3 of 3

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