CURRENT OWNER(S)

THE DOCUMENT PEOPLE QUESTIONNAIRE

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 mispelled 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 (Year is enough) (_____/_____/_____)

If Grantee is a Living Trust...

Name of the Trust: _____

Date of the Trust: _____

Name of Trustee(s) _____

MANNER OF HOLDING TITLE - Check all that apply.

☐ No Vesting
☐ Single Man
☐ Married Man
☐ Unmarried Man (once married)
☐ Husband and Wife
☐ Sole & Separate Property
☐ Community Property w/ Right of Surv.
☐ Single Woman
☐ Married Woman
☐ Unmarried Woman (once married)
☐ Joint Tenants with Right of Survivorship
☐ Tenants in Common (specify %) _____
☐ Other (specify) _____

COMMONLY KNOWN ADDRESS: _____
OF PROPERTY: *Street address*

_____
City *State* *Zip Code*

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 TRANFER 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."
- ☐ **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."
- ☐ **Other (specify code section):** _____

_____

PARENT/CHILD

ARE ANY OF THE PARTIES INVOLVED RELATED TO ONE ANOTHER AS PARENTS AND CHILDREN?

If so, please indicate in detail which parties are the parents (or step-parents/in-laws if applicable) and which ones are the children in the area here below (or step-children if applicable):

_____

_____

_____

Please sign here _____

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

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