

encumbrances, covenant of quiet enjoyment, and covenant of further assurance. **If Grantor has no interest in the Property, Grantee receives no interest.**

6. State-Specific Compliance, Tax, and Advisory Matters

Transfer-tax exemption claimed. Grantor and Grantee claim an exemption from state and local documentary transfer tax based on the nature of this transfer. The specific statutory basis shall be recited on any required transfer-tax affidavit or companion form.

6.A California

6.B Florida

6.C Texas

6.D Ohio

6.E Other States

6.F Universal Advisories

⚠ CARRYOVER BASIS vs STEPPED-UP BASIS. Property transferred by gift during life takes the donor's cost basis (IRC §1015). Property passing at death takes a stepped-up basis to FMV (IRC §1014). Consult a tax advisor.

⚠ TITLE INSURANCE GAP ADVISORY. A quitclaim carries no warranties and does not extend existing title insurance to Grantee. Grantee should obtain a new title search and owner's policy.

Execution

IN WITNESS WHEREOF, Grantor has executed this QUITCLAIM DEED as of the date first written above.

Grantor

PRINTED NAME

SIGNATURE

DATE

Notary Acknowledgment

State of [STATE]) County of [COUNTY])

On this _____ day of _____, **20**, before me personally appeared **[GRANTOR NAME]**, proved on satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged executing the same.

Notary Public: _____ My commission expires: _____ [Notary Seal]