

**PREPARED BY:** [NAME OF PERSON PREPARING THIS DEED] [PREPARER S ADDRESS]

**AFTER RECORDING, RETURN TO:** [AFTER RECORDING RETURN TO NAME] [AFTER RECORDING RETURN TO ADDRESS]

*[SPACE ABOVE THIS LINE RESERVED FOR COUNTY RECORDER'S USE — minimum 3" × 3"]*

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## QUITCLAIM DEED

**Date: County of Recording:** [COUNTY] County, [STATE]

### 1. Grantor

[GRANTOR NAME], an unmarried person, whose mailing address is [GRANTOR ADDRESS] (the "Grantor").

### 2. Grantee

[GRANTEE NAME], whose mailing address is [GRANTEE ADDRESS] (the "Grantee").

### 3. Consideration

For and in consideration of **\$10.00** (ten dollars and 00/100) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged (collectively, the "Consideration"), Grantor hereby remise, release, and forever quitclaim to Grantee all of Grantor's right, title, and interest, if any, in and to the following described real property (the "Property"):

### 4. Property Description

**Property address (for informational reference only):** [PROPERTY ADDRESS]

**County:** [COUNTY] County, State of [STATE]

### Legal Description:

[LEGAL DESCRIPTION]

### 5. No Warranties — Quitclaim Only

This conveyance is a **QUITCLAIM**. Grantor makes no warranty or representation whatsoever regarding the title to the Property, the condition of the Property, the existence or absence of liens or encumbrances, or any other matter. Grantor conveys only such interest, if any, as Grantor may have in the Property as of the date of this deed. Specifically, Grantor disclaims any covenant of seisin, covenant against

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]