

Information & Instructions: Quitclaim deed to transfer grantor's title without any warranty of title

PREVIEW

1. A quitclaim Deed transfers only the title that the grantor has in the property and does not make any warranty of title or purport to convey full and marketable title of the property to the grantee.
2. A quitclaim Deed merely transfers whatever interest, if any, that the grantor has in the property to the grantee. For this reason, many title companies will not accept a quit claim Deed. Instead the attorney should use either a general warranty Deed that has the warranty clause removed or a special warranty Deed.
3. All Deeds and other real estate documents filed in the county clerk's office should contain the grantee's and grantor's address.

PLEASE DO NOT COPY

Form: Quitclaim deed

Date:

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Grantor's name:

Grantor's mailing address:
[Include the county]

THIS DOCUMENT

Grantee's name:

Grantee's mailing address:
[Include the county]

[Name of grantor], "Grantor" for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) paid by the Grantee named in this Deed, the receipt of which is hereby acknowledged, has quitclaimed, and by this instrument does quitclaim, to [name of grantee], "Grantee", all of [his or her] right, title and interest in and to the real property situated in _____ County, Texas, and described as [set forth legal description and street address of property].

THANK YOU

Grantor grants, to have and to hold, all of Grantor's right, title, and interest, if any, in and to the above described property and premises to the Grantee, and to [his or her] heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives, or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor makes no warranty, express or implied, concerning the property's condition, need of repair, existence or absence of any defects, visible, hidden, latent or otherwise. Grantor hereby disclaims any

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and all warranties, express or implied concerning the property's workmanship, there are no implied warranties of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose. Grantor delivers the property to the Grantee "as is" and "with all faults."

PREVIEW

Signed on _____

Prepared by:
[Name and address of law firm]

After recording return to:
[Name and address of title company or law firm]

The following provision should be considered as an additional term in a Deed when the attorney represents the Grantor. The provision limits the Grantor's liability concerning any warranties about the property's condition. Failure to include this provision could subject the Grantor to liability if the Grantee is not satisfied with the property's condition.

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The following provision may be added at the end of each of the Deeds contained in this chapter.

Form:

Grantor makes no warranty, express or implied, concerning the property's condition, need of repair, existence or absence of any defects, visible, hidden, latent or otherwise. Grantor hereby disclaims any and all warranties, express or implied concerning the property's workmanship, there are no implied warranties of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose. Grantor delivers the property to the Grantee "as is" and "with all faults."

THIS DOCUMENT

_____,
Grantor

State of Texas
County of _____

This instrument was acknowledged before me on _____ by

_____.

THANK YOU

Notary Public, State of Texas

Notary's typed or printed name

My commission expires: _____

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[or Notary's Stamp]

PREVIEW

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THIS DOCUMENT

THANK YOU

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