DISCLAIMER: This document is provided by Wendt CRS, Inc. as a complimentary service and as an educational tool only to visitors and guests of our website. We make no representations as to the accuracy or completeness of this document. We are not attorneys nor licensed to advise you on the law or prepare legal forms for you. This document is not a substitute for legal or tax advice. Anyone contemplating the purchase or sale of a real estate investment should seek the services of competent legal and tax advisors. By choosing to use this document or any other downloads from Wendt CRS, Inc., you hereby agree to hold Wendt CRS, Inc. and any of its agents or employees harmless for any damage, loss or injury that you incur.

[LEAVE THIS PART BLANK AND AVAILABLE FOR INK STAMPS. About ¼ page ]

Space above reserved for Recorder’s Use Only

After recording return to:

Name of Grantee (or Grantee’s counsel)

Address 1

Address 2

## QUITCLAIM DEED

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,**  a resident of the State of \_\_\_\_\_\_\_\_\_\_\_\_ and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a resident of the State of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (collectively, “Grantor”), for andin consideration of thesume of Ten and no/100’s Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has, BARGAINED, SOLD and CONVEYED and does hereby BARGAIN, SELL, REMISE, RELEASE and forever QUITCLAIM unto \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Grantee”) all the right, title, interest, claim or demand which Grantor has, or may have had, in and to that those certain tracts or parcels or land located in \_\_\_\_\_\_\_\_\_ County, \_\_(State)\_\_, and being more particularly described as set forth in Exhibit “A” attached hereto andby this reference incorporated herein, together will all improvements located on such land (such land and improvements being collectively referred to as the “Property”).

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

The property is being conveyed to Grantee subject to the following instruments:

1. Deed to Secure Debt and Security Agreement dated \_\_\_\_\_\_\_\_\_\_, 20\_\_ executed by Grantor in favor of \_\_\_\_(Lien holder)\_\_\_\_\_\_, recorded in Deed Book \_\_\_\_, Page \_\_\_\_, \_\_\_\_\_\_\_\_ County, real property records; and
2. Assignment of Rents and Leases dated \_\_\_\_\_\_\_\_\_, 20\_\_ executed by Grantor in favor of \_\_\_\_(Lien holder)\_\_\_\_\_\_., recorded in Deed Book \_\_\_\_, Page \_\_\_\_, aforesaid records.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, on the day and year first above written.

**GRANTOR:**

Signed, sealed and delivered

in the presence of: By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (SEAL)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ By: (SEAL)

Unofficial Witness

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public

My commission expires:

[NOTARIAL SEAL]