**QUITCLAIM DEED**
(Individual/Joint)

STATE OF MASSACHUSETTS

 COUNTY

1. **THE PARTIES**

LET IT BE KNOWN TO ALL, this quitclaim deed made on                                      by and between the following parties:

* an unmarried individual;
* and , a married pair; residing at:                                     , , , , who shall be identified as the “GRANTOR(s)”; and

 a ☐ married /☐ unmarried individual, residing at:

 , , , , who shall be identified as the “GRANTEE.

1. In this quitclaim deed made effective as of for the consideration of or $ .
2. The Grantor(s) do hereby remise, release, and forever quitclaim unto Grantee all the right, title, and interest the Grantor may have in and to the ***property*** described below. The Grantor(s) covenant that the ***property*** is free from all encumbrances made by the Grantor(s) and shall warrant and defend the same to the Grantee forever against the lawful claims and demands of all persons claiming by, through, or under the Grantor(s), but against none other.
3. **PROPERTY DESCRIPTION**
4. The property is located at the address: ,

 , ,                  ; the property is located in the county of

                            .

1. The **property** begins at                                                                           ; and is within the landmark                                                                                              , including the metes and bounds                                                               and has the boundary line                                                                             .

**III.** This deed contains the following attached documents (Select one):

* Supplemental Description                                                                        .
* Map:                                                                                                            .
* Plot plan : .
* Not Applicable.

**IV.** The property description above is as shown in: (*Select One*)

* Plan recorded in a prior deed, dated                                         and registered in the Register’s Office at              county, Massachusetts.
* Plan recorded in a prior deed, unregistered, dated                                        .
* A new description was drafted on                             , by                                                                         .
1. **Homestead Status** *(select all that apply)*:
* The Grantor is unmarried.
* The Grantor is married.
	+ - The Property is NOT registered as the Homestead.
		- The Property is registered as the Homestead.
		- Both spouses have signed below.
		- A Spousal Waiver of Rights to the Property is included.

***In confirmation hereof, the Grantor(s) execute and attest to this document on the date first mentioned above.***

|  |  |  |
| --- | --- | --- |
| Grantor’s Signature |  | Grantor’s Signature |
| Grantor’s Name |  | Grantor’s Name |
|  |  |  |

**NOTARY ACKNOWLEDGMENT**

Commonwealth of Massachusetts
County of

On this                       day of            20          , before me personally appeared:                                 , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person’s (or persons’) free act and deed.

Notary’s Signature

Notary Name:

Date:

My Commission Expires:                                                (Seal)