

Preparer's Name : _____

(Recorder's Use Only)

Preparer's Address : _____

Mail Future Tax Statements To:

Name: _____

Address: _____

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."

2. In this quitclaim deed made effective as of _____ for the consideration of _____ or \$ _____.

3. 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.

4. PROPERTY DESCRIPTION

I. The property is located at the address: _____,
_____, _____; the property is located in the county of
_____.

II. 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
_____.

5. 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 Name

Grantor's Signature

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)