

(For Recorder's Use Only)

## QUITCLAIM DEED (Individual/Joint)

STATE OF WEST VIRGINIA  
\_\_\_\_\_ COUNTY

PREPARED BY:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

RETURN AFTER RECORDING:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

### 1. THE PARTIES

LET IT BE KNOWN TO ALL, this quitclaim deed is made on \_\_\_\_\_ 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 \$ \_\_\_\_\_.

- Pursuant to West Virginia Code §11-22-6, the *Declaration of Consideration* is provided on page 3 of this instrument.

3. The Grantor(s) do hereby **remise, release, and forever quitclaim** unto the Grantee all the right, title, and interest the Grantor may have in and to the *property* described below.

### 4. PROPERTY DESCRIPTION

I. The property is located at: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_; in the county of \_\_\_\_\_.

II. The legal description for the *Property* is as follows:

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

- Supplemental Description
- Map
- Plot plan

IV. Source of legal description (*Select one*):

- The property description herein refers to an instrument previously recorded:  
Record date: \_\_\_\_\_; book: \_\_\_\_\_; page: \_\_\_\_\_;  
County, Office of the Recorder.
- The property description herein was prepared on \_\_\_\_\_ by:  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**5. Dower Rights Status** (*select one*):

- The aforementioned marital property is conveyed and executed by both spouses.
- The Grantor is unmarried.
- Pursuant to W.Va. Code §43-1-2, the Grantor has complied with the spousal notification requirement.
- A Spousal Waiver of Rights to the Property is included.
- Other: \_\_\_\_\_.

**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

**West Virginia Declaration Of Consideration Or Value**

Pursuant to West Virginia Code §11-22-6, I hereby declare:

- The total consideration paid for the property conveyed by the document to which this declaration is appended is \$ \_\_\_\_\_
- The true and actual value of the property transferred by the document to which this declaration is appended is, to the best of my knowledge and belief \$ \_\_\_\_\_.
- The proportion of all the property included in the document to which this declaration is appended which is real property located in West Virginia is \_\_\_\_\_%; the value of all the property \$ \_\_\_\_\_.  
the value of real estate in West Virginia is \$ \_\_\_\_\_.
- This deed conveys real estate located in more than one county in West Virginia; the total consideration paid for, or actual cash value of, all the real estate located in West Virginia conveyed by this document is \$ \_\_\_\_\_ and documentary stamps showing payment of all of the excise tax on all of said real estate are attached to an executed counterpart of this deed recorded in \_\_\_\_\_ County.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip

This quitclaim deed has been duly executed by the GRANTOR and GRANTEE in the presence of (Select One):

- Two witnesses
- Notary Public or qualified public official

*In Witness Whereof*, on \_\_\_\_\_, we, the undersigned witnesses, do hereby attest that we were present and witnessed the GRANTOR and GRANTEE sign and execute the deed.

\_\_\_\_\_  
(Witness's Signature)

\_\_\_\_\_  
(Witness's Signature)

\_\_\_\_\_  
(Witness's Printed Name)

\_\_\_\_\_  
(Witness's Printed Name)

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

**NOTARY ACKNOWLEDGMENT**

State of West Virginia  
County of \_\_\_\_\_

On this day \_\_\_\_\_ , 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)