

QUITCLAIM DEED
(Individual/Joint)

STATE OF MAINE
_____ COUNTY

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 \$ _____.

3. The Grantor does 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.

- The following *Quitclaim Covenant* is applicable to this deed:
The Grantor, for himself or herself and for his or her heirs, executors and administrators, covenants with the Grantee and his or her heirs and assigns, that he or she will warrant and defend the granted premises to the Grantee and his or her heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under the Grantor.

4. PROPERTY DESCRIPTION

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

II. The legal description of the *property* is as follows:

III. This deed contains the following documents (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: _____.

5. Declaration of Spousal Rights (*select one*):

- The Grantor is unmarried.
- The aforementioned marital property is conveyed and executed by both spouses.
- 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

NOTARY ACKNOWLEDGMENT

State of Maine
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)