**QUITCLAIM DEED**
Without Covenants

STATE OF SOUTH DAKOTA

                                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
* an unmarried individual;
* and , a married pair; residing at:                                     , , , , who shall be identified as the “GRANTEE(s)”.
1. This agreement is made on for the consideration amount of $

 or .

1. The Grantor does hereby convey and quitclaims the property unto the Grantee, all the right, title, and interest the Grantor may have in and to the property described below, ***without covenants of title and disclaiming all expressed or implied warranty*** under the law of South Dakota.

Tax Status Disclosure *(Select Applicable)*

* The Grantor hereby confirms the figure above is the full and complete taxable value.
* A completed Certificate of Real Estate Value (Form PT-56) is attached herewith.
* This deed is exempt from the Transfer Fee, pursuant to [SDCL 43-4-22](http://sdlegislature.gov/statutes/Codified_laws/DisplayStatute.aspx?Statute=43-4-22&Type=Statute)                    ;

1. **PROPERTY DESCRIPTION**
2. The *property* is located at the address: ,

                             ,               ,              ; In the county of:          .

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

|  |
| --- |
|  |

1. This deed contains the following documents (Select one):
* Supplemental Description
* Map
* Plot plan
1. 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:                                                                                 .

.

1. **Homestead Status** *(select all that apply)*:
* The Property is NOT registered as the Homestead.
* The Property is registered as the Homestead.
* The Grantor is unmarried.
* A Spousal Waiver of Rights to the Property is included.

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

* Notary Public
* Subscribing Witness

**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 |

State of South Dakota

County of

I,                       solemnly declare that the following statement is true to the best of my knowledge and belief:

On                               , at approximately               , I was present at

and witnessed the execution of the deed, by                                                                     .

I declare that this statement accurately reflects the events of the deed execution to the best of my knowledge and belief.

Witness’s Signature

Witness Name:

Date:

**NOTARY ACKNOWLEDGMENT**

State of South Dakota

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)