

Prepared By:

(Official Use Only)

Name: _____
Address: _____

Return Once Recorded:

Name: _____
Address: _____

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)".

2. This agreement is made on _____ for the consideration amount of \$ _____ or _____.

3. 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 _____;

4. PROPERTY DESCRIPTION

I. The *property* is located at the address: _____, _____, _____; 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: _____.
Title: _____.

5. **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)