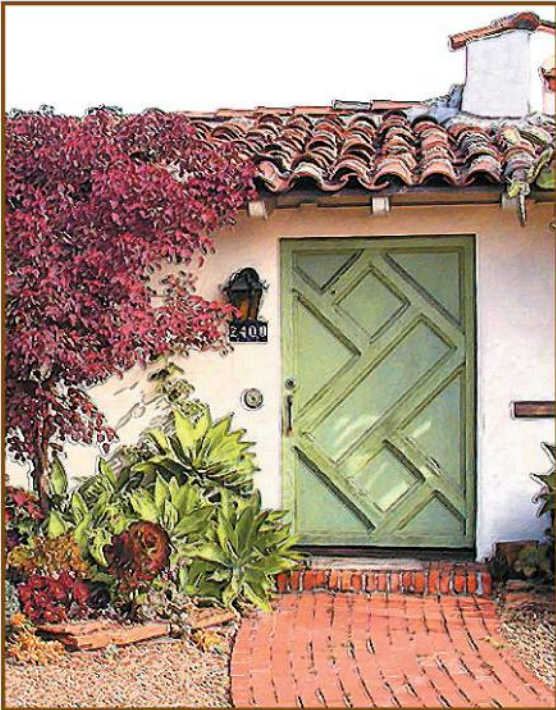


# THE QUITCLAIM DEED



## WHAT IT IS, WHAT IT DOES AND DOES NOT DO

Informative Literature Offered  
Exclusively by



### **Bobbie Jo Harris**

Marketing Manager  
**Chicago Title Livermore**  
39 S. Livermore Ave., #225  
Livermore, CA 94550  
Cell: (925) 858-0893  
[HarrisBJ@ctt.com](mailto:HarrisBJ@ctt.com)

## THE QUITCLAIM DEED

This is a deed used to convey all interest, if any, held by the grantor in the property described in the quitclaim deed at the time the quitclaim deed is executed. The quitclaim deed, unlike the grant deed, does not use the word “grant(s)” as operative conveyance language. The quitclaim deed is often used to renounce any claim to the property. The grantor, by signing the quitclaim deed, is not warranting any ownership interest.

The quitclaim deed is very often used to clear a “cloud on the title” or to relinquish a purported interest held by the grantor, e.g., by virtue of the community property laws, etc. The quitclaim deed is a form of deed containing no warranties and conveying only the current right, title and interest of the grantor, if any, to real property. The attached explanation of the quitclaim deed form is provided for information only. It is not to be relied on in interpreting the full legal effects of the document. It is not intended to take the place of appropriate legal or financial counsel. Please consult your attorney and/or CPA for specific information on your particular situation.

## A LITTLE KNOWLEDGE CAN BE A DANGEROUS THING

The sample document should never be used as a model to create other documents. The sample document is intended to be used for study purposes only. Various items on the document are explained and illustrated as to their purpose and location which will enable you to grasp more quickly the total content, usage and requirements of each instrument.

[www.ChicagoTitleLivermore.com](http://www.ChicagoTitleLivermore.com)