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How to Complete an Arizona Disclaimer Deed

Disclaimer Deed • Spouse's disclaimer of community property interest

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT RECORD THIS PAGE.

About this form. In Arizona, property bought during marriage is presumed to be community property. When one spouse buys or refinances property as sole and separate property, title companies ask the other spouse to sign a disclaimer deed giving up any community interest.

1. **Fill in the recording box (top left of Page 1)**
   Who requested recording and where to return it. Leave the rest of the top 2 inches blank for the Recorder.
2. **Complete the Affidavit of Property Value line**
   Attach the Department of Revenue's Affidavit of Property Value, or write the exemption paragraph under A.R.S. § 11-1134(B).
3. **Copy names and the legal description from the vesting deed**
   Use the APN and the exact legal description, not just the street address.
4. **Name both spouses**
   The disclaiming spouse and the spouse who will hold title.
5. **Sign before a notary**
   Every signer appears before the notary with a current photo ID. Do not sign ahead of time.

Signing requirements: Each grantor (owner) signs before a notary. Print at 100% (not "fit to page") so the 2-inch top margin stays clear for the County Recorder (A.R.S. § 11-480).

After It's Signed

- Record the original with the County Recorder in the county where the property is located.
- Read it carefully: signing gives up your community property claim to this property. Talk to an attorney if unsure.

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Have questions about your Disclaimer Deed? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**.

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Recording requested by and when recorded return to:

Space above this line reserved for the County Recorder

DISCLAIMER DEED

State of Arizona • Disclaimer of community property interest

☐ An Affidavit of Property Value is attached (A.R.S. § 11-1133).

☐ Exempt from the Affidavit of Property Value under A.R.S. § 11-1134(B), paragraph:

Exemption paragraph number and short description

The undersigned,

Disclaiming spouse — full name

being the spouse of

Spouse acquiring or holding title — full name

does hereby remise, release and forever quitclaim unto that spouse, as his or her sole and separate property, all right, title and interest, including any community property interest, in and to the following real property situated in

County | City or town | Assessor's parcel number (APN)

County, Arizona, described as follows:

Legal description (copy exactly from the vesting deed, or write "See Exhibit A attached")

Property address (for reference only)

The undersigned acknowledges that the property is being acquired or held with the sole and separate funds of the other spouse, or as a gift to the other spouse, and that the undersigned has no right, title or interest in it, and disclaims any such interest. This deed is given to release any claim the undersigned may have, and the undersigned does not join in or guarantee any loan or encumbrance on the property unless separately signed.

Date signed

X

Disclaiming spouse signature

Disclaiming spouse printed name

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ (name(s) of person(s) acknowledging).

X

Signature of Notary Public

Notary Public (printed name)

My commission expires

Commission number

(Notary seal)