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How to Complete an Arizona Quitclaim Deed

Quitclaim Deed • A.R.S. § 33-402

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

About this form. A quitclaim deed transfers whatever interest the grantor has, if any, with no promise about title. It is often used between family members, between spouses, or to clear up a title issue.

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. **Choose how the grantee holds title**
   Check one vesting option.
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.
- Many family transfers are exempt from the Affidavit of Property Value; check the exemption list on the form.

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Have questions about your Quitclaim 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

QUITCLAIM DEED

State of Arizona

☐ 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

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Grantor(s) — full name(s)

Marital status (e.g., a married woman, an unmarried man)

do hereby quitclaim to the following grantee(s) all right, title or interest in the real property described below:

Grantee(s) — full name(s)

Grantee(s), continued, and mailing address

to hold title (check one):

☐ as sole and separate property

☐ as community property

☐ as community property with right of survivorship

☐ as joint tenants with right of survivorship

☐ as tenants in common

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)

SUBJECT TO: current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Date signed

X

Grantor signature

Grantor printed name

X

Grantor signature

Grantor 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 seal)

Notary Public (printed name)

My commission expires

Commission number