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How to Complete Your California Quitclaim Deed

Quitclaim Deed for Releasing an Interest in California Real Property

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR QUITCLAIM DEED.

About this form. A quitclaim deed transfers **whatever interest** the signer (**grantor**) has in California real property to someone else (**grantee**), with **no promise** that the grantor actually owns the property or that title is clear. It is most often used between family members, to remove a name from title, or after a divorce. Spouses transferring between themselves often use an Interspousal Transfer Deed instead. If you are unsure which deed fits, talk to an attorney or title company before signing.

1. **Get a copy of the current deed**
   Copy the legal description, the Assessor's Parcel Number, and the owners' names exactly as they appear. The County Recorder can provide a copy.
2. **Fill in the grantor(s) and grantee(s)**
   The grantor is the person giving up their interest. For the grantee, also state how they will hold title — for example, as a single person, as joint tenants, or as trustee of a named trust.
3. **Complete the transfer tax box**
   Enter the documentary transfer tax due, or the Revenue & Taxation Code exemption and a short explanation (for example, a gift with no payment). City rates vary.
4. **Mark the $75 recording fee exemption, if any**
   The Building Homes and Jobs Act fee does not apply when the deed is part of a transfer subject to transfer tax or a transfer of a home to an owner-occupier. Otherwise, mark "Not exempt."
5. **Sign in front of a notary**
   Every grantor must sign. Do **not** sign ahead of time. Bring a current government-issued photo ID. We come to your home, office, hospital, or care facility.
6. **Record it with the County Recorder**
   Record the notarized deed in the county where the property is located, with a completed **Preliminary Change of Ownership Report** (form BOE-502-A) to avoid an extra fee. Recording fees apply.

Before and After You Record

- Signing a quitclaim deed gives up your interest in the property, but it does **not** remove your name from any mortgage on it.
- A change in ownership can trigger a property tax reassessment (Proposition 19). Check with the County Assessor first.
- The County Recorder mails the recorded original to the "When Recorded Mail To" address. Keep it with your important papers.

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SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in California, Nevada, and other states. Phone and video consultations are available. **(916) 504-0529** · **www.gavrilovlaw.com**

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Recording Requested By:

_____

When Recorded Mail This Deed and Mail Tax Statements To:

Name: _____

Address: _____

City, State, ZIP: _____

Space Above This Line For Recorder's Use

QUITCLAIM DEED

_____ Assessor's Parcel Number (APN)

_____ Title Order No. (if any)

_____ Escrow No. (if any)

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

_____ Documentary transfer tax $

_____ City transfer tax $

- ☐ Computed on full value of property conveyed, or
- ☐ Computed on full value less value of liens or encumbrances remaining at time of sale
- ☐ Unincorporated area
- ☐ City of:

_____ (city name)

_____ If exempt, R&T Code §

_____ Explanation of exemption

_____ Signature of declarant or agent determining tax

DECLARATION OF EXEMPTION FROM GOV. CODE § 27388.1 FEE

Building Homes and Jobs Act fee. Mark one if this deed is exempt:

- ☐ Exempt per GC § 27388.1(a)(2): recorded concurrently "in connection with" a transfer subject to documentary transfer tax
- ☐ Exempt per GC § 27388.1(a)(2): recorded concurrently "in connection with" a transfer of a residential dwelling to an owner-occupier
- ☐ Exempt per GC § 27388.1(a)(1): fee cap of $225 reached
- ☐ Not exempt — fee to be paid at recording

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

(name(s) of person(s) giving up their interest — GRANTOR(S) — exactly as shown on the current deed)

hereby **REMISE(S), RELEASE(S), AND QUITCLAIM(S)** to

(name(s) of person(s) receiving the interest — GRANTEE(S) — and how title will be held, e.g., "a single person as sole and separate property")

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all right, title, and interest in the following described real property in the County of

_____ _____

(county) (city, or “unincorporated area”)

State of California:

LEGAL DESCRIPTION

Copy exactly from the current deed. If it does not fit, write “See Exhibit A attached” and attach it.

_____

Commonly known as (street address of property)

SIGNATURE OF GRANTOR(S)

Dated: _____

_____ _____

(signature of grantor) (signature of grantor)

_____ _____

(printed name of grantor) (printed name of grantor)

Every grantor named above must sign in front of the notary. Mail tax statements as directed above.

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CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____

(here insert name and title of the officer)

personally appeared _____

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature _____

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