

# NEW YORK QUITCLAIM DEED

Recording Requested by:

\_\_\_\_\_

When Recorded Mail To:

\_\_\_\_\_

Tax Parcel/APN: \_\_\_\_\_

STATE OF NEW YORK

COUNTY OF \_\_\_\_\_

## QUITCLAIM DEED

THIS QUITCLAIM DEED is made and executed on \_\_\_\_\_ [Date], by and between:

**GRANTOR:** \_\_\_\_\_ [Full Legal Name(s)], whose address is  
\_\_\_\_\_ [Address] ("Grantor").

**GRANTEE:** \_\_\_\_\_ [Full Legal Name(s)], whose address is  
\_\_\_\_\_ [Address] ("Grantee").

## CONSIDERATION

For and in consideration of \$ \_\_\_\_\_ ( \_\_\_\_\_ Dollars)  
and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

## CONVEYANCE

Grantor hereby REMISES, RELEASES, and QUITCLAIMS to Grantee, the Grantee's heirs, successors, and assigns forever, all of Grantor's right, title, interest, claim, and demand in and to the following described real property located in the County of \_\_\_\_\_, State of New York:

**Property Address:**

\_\_\_\_\_

**Legal Description:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Attach Exhibit A if legal description is longer than space provided.)

**Tax Parcel Number / APN:** \_\_\_\_\_

## NO WARRANTY

This is a QUITCLAIM DEED. Grantor makes NO WARRANTY of title, express or implied. Grantor conveys only such interest as Grantor may have, if any, and does not warrant that title is marketable, free of liens, or free of encumbrances. Grantee accepts the Property in its current condition with all defects in title, if any.

**BUYER/GRANTEE ACKNOWLEDGES:** A quitclaim deed conveys NO warranties. If marketable title is required (e.g., for sale to a third party or for title insurance), Grantee should obtain a title search and title insurance independently.

**HABENDUM**

TO HAVE AND TO HOLD the same to Grantee, Grantee's heirs, successors, and assigns forever.

**IN WITNESS WHEREOF**, Grantor has executed this Quitclaim Deed on the date first written above.

**GRANTOR:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**GRANTOR (spouse, if joint owner):**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

STATE OF NEW YORK

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ [Date], before me, \_\_\_\_\_ [Notary Name], a Notary Public, personally appeared \_\_\_\_\_ [Grantor Name], who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged to me that they executed it.

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

Notary Public Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Notary Seal: \_\_\_\_\_

**RECORDING INFORMATION**

After execution, this Quitclaim Deed should be recorded at the appropriate New York county office:

County Clerk; NY Real Estate Transfer Tax (\$4/\$1,000) + Mansion Tax for \$1M+.

Recording fees vary by county. Verify current rates with the county office before submission.

*DISCLAIMER: A quitclaim deed transfers only the grantor's interest (if any) without warranties. This is appropriate for transfers between family members, divorce settlements, or clearing title issues — NOT typically for arm's-length sales. For any conveyance involving valuable consideration to an unrelated party, a Warranty Deed is generally preferable. Have a New York-licensed real estate attorney review before execution.*