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## Quit Claim Deed Information

by Josh Chetwynd

- **Overview**

Quit claim deeds are real estate documents that transfer whatever interest one party has in a property to another party without any promises that third parties might have some claim to the property.

- **What quit claim deeds don't do**

The grantee (the person getting the property) must be aware that because the grantor (the person giving the property rights) makes no promises with a quit claim deed, the grantee may be responsible for such matters as another claim of ownership, liens, existing taxes, assessments, covenants, conditions and restrictions, rights of way and recorded easements.

- **How it differs from a warranty deed**

The other basic type of deed is a warranty deed. In this form of deed, the grantor is legally promising (making a covenant of warranty) that the property is free and clear of any other interests.

- **Divorces**

Quit claim deeds are often used as part of divorce settlements. In order to eliminate joint interest in a property, one party provides a quit claim to allow the other party to quickly assume full rights to the property.

- **Auctions**

Another common use is when a property is sold at auction to pay an outstanding tax debt.

- **Forms**

Quit claim deeds can be conveyed with a basic form. These documents are readily available on the Internet, but be aware that the language required for these boilerplate documents vary from state-to-state.

## References & Resources

- [Definiton of quit claim deeds](#)
- [Site for quit claim deeds](#)

- **About the Author**

Josh Chetwynd has worked as a staff reporter for such publications as USA Today, U.S. News & World Report and The Hollywood Reporter, covering a broad range of subjects. He is a licensed lawyer and has also written two books on international baseball.