

Recording Requested By: _____

When Recorded Mail To: _____

Name: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Space Above This Line Reserved for **Recorders** Use

Title Order No. _____

Escrow or Loan No. _____

Assessor's Property Tax Parcel/Account Number: _____

QUITCLAIM DEED

(Husband to Himself and Wife)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, _____, hereinafter referred to as "Grantor", does hereby remise, release, and forever quitclaim unto _____ and _____, Husband and Wife, as ☐ joint tenants with rights of survivorship and not as tenants in common or ☐ community property with rights of survivorship or ☐ community property without rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of _____, State of California, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

WITNESS Grantor(s) hand(s) this the ____ day of _____, 20 ____.

Grantor
{Type Name}

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.

Signature _____ (Seal)

*** COMMUNITY PROPERTY AGREEMENT**

It is hereby agreed by and between _____ and _____,
Husband and Wife, Grantees herein, that the above described community property shall, in the event of
the death of one spouse, vest in and belong to the surviving spouse.

Grantee

Type or Print Name

Grantee

Type or Print Name

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:

* Note: Complete this section **only if** you and your spouse specifically select option 2, *community property with rights of survivorship*.