

This document prepared by (and after recording)
return to):)
 Name:)
 Firm/Company:)
 Address:)
 Address 2:)
 City, State, Zip:)
 Phone:)
)
)
)

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QUITCLAIM DEED
 (Individual to Husband 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, _____, an individual, married unmarried, hereinafter referred to as "Grantor", does hereby 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 New Mexico, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book _____, Page _____, Document No. _____, of the Recorder of _____ County, New Mexico.

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' heirs and assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year _____ shall be prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or paid by Grantees, or paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

TO HAVE AND TO HOLD to the said Grantees 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, their heirs, personal representatives, executors and assigns forever.

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

Grantor
{Type Name}

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20 ____
by _____ (name of person(s)).

Notary Public, State of _____

Printed Name: _____

Commission Expires:

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

SEND TAX STATEMENTS TO GRANTEE

*** 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*.