

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

-----Above This Line Reserved For Official Use Only-----

**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*.