

INSTRUCTIONS

Quitclaim Deed

Section 47-36a et seq. of the Connecticut General Statutes establishes statutory forms of deeds and mortgages.

Section 47-36f reads as follows:

“A deed entitled “Quitclaim Deed,” when duly executed, has the force and effect of a conveyance to the releasee of all the releasor’s right, title and interest in and to the property described therein except as otherwise limited therein, but without any covenants of title. A “Quitclaim Deed” may be used as a release of a mortgage, attachment, judgment lien or any other interest in real property.”

Section 47-36g reads as follows:

“In any conveyance of real property the words “with quitclaim covenants” have the full force, meaning and effect of the following words: “The releasor, for himself and for his heirs and assigns, executors and administrators, covenants with the releasee and his heirs and assigns, that he and any other person or persons in his name and behalf or claiming under him shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as therein set forth.”

Section 47-36a(b)(2) reads as follows:

“A conveyance to more than one grantee, releasee or mortgagee creates an estate or interest in them as tenants in common unless the words “as joint tenants” are added after their names.”

Section 47-36a(a)(3) reads as follows:

“...’as joint tenants’ means joint tenants with the right of survivorship...”

Section 47-36c provides:

“....Nothing in this chapter precludes the use of any other legal form of deed or mortgage”.

**QUITCLAIM DEED
STATUTORY FORM**

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT:

(Grantor) of _____ for consideration of _____, grants to _____ of _____ with QUITCLAIM COVENANTS all that certain real property known as _____, being more particularly described in **Schedule A** attached hereto and made a part hereof.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this _____ day of _____, _____.

Signed, sealed and delivered in the presence of or attested by:

(Witness)

(Witness)

**STATE OF CONNECTICUT
COUNTY OF _____**

Personally appeared _____, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained in the capacity therein stated, before me, on this _____ day of _____, _____.

Notary Public/Commissioner of the Superior Court