

[This document appears if you select Quit Claim deed.]

QUIT CLAIM DEED

Certificate for County Treasurer

Certificate for City Treasurer

Recording Fee \$ _____

State Transfer Tax \$ _____

Tax ID No.: _____

This document prepared by:

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8940 MAIN ST.
CLARENCE, NY 14031
866-333-3081



AFTER RECORDING RETURN TO:
LEGAL ZOOM
8940 MAIN STREET
CLARENCE, NY 14031
File No. _____

STATE OF MICHIGAN
COUNTY OF _____

THIS INDENTURE made and entered into on this _____ day of _____, by and between _____ of, _____ hereinafter referred to as Grantor(s) and _____ of, _____ hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of _____ (\$ _____) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in _____ County, MICHIGAN:

SEE ATTACHED EXHIBIT "A"

Also known as: _____
Property Tax ID No.: _____

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER: _____, Recorded: _____

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s), forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of creditors of the grantor(s).

This transfer is exempt from Transfer Tax as it is a conveyance pursuant to MCL 207.526 Sec. 6(a) and 207.505 Exemptions (M.S.A. 7.456)(5) Sec. 5(a), Instruments where the value of the consideration is less than \$100.00.

Assessor's parcel No. _____

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this _____ day of _____, 20____.

STATE OF _____
COUNTY OF _____ 

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____.

Notary Public

County,
State of _____
My commission expires: _____



EXHIBIT A
LEGAL DESCRIPTION

Also known as: _____
Property Tax ID No.: _____



SAMPLE

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. It must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property		2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		6. Seller's (Transferor) Name	
		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.			
10. Type of Transfer. Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		13. Amount of Down Payment	
		15. Amount Financed (Borrowed)	
EXEMPTIONS			
<p>The Michigan Constitution limits how much a property's taxable value can increase while it is owned by the same person. Once the property is transferred, the taxable value must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (State Equalized Value). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.</p> <p><input type="checkbox"/> transfer from one spouse to the other spouse <input type="checkbox"/> change in ownership solely to exclude or include a spouse <input type="checkbox"/> transfer is by blood or affinity to the first degree <input type="checkbox"/> transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires) <input type="checkbox"/> transfer to effect the foreclosure or forfeiture of real property <input type="checkbox"/> transfer by redemption from a tax sale <input type="checkbox"/> transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust <input type="checkbox"/> transfer resulting from a court order unless the order specifies a monetary payment <input type="checkbox"/> transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse) <input type="checkbox"/> transfer to establish or release a security interest (collateral) <input type="checkbox"/> transfer of real estate through normal public trading of stocks <input type="checkbox"/> transfer between entities under common control or among members of an affiliated group <input type="checkbox"/> transfer resulting from transactions that qualify as a tax-free reorganization <input type="checkbox"/> transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed. <input type="checkbox"/> transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed. <input type="checkbox"/> transfer of land with qualified conservation easement (land only - not improvements) <input type="checkbox"/> other, specify: _____</p>			
CERTIFICATION			
I certify that the information above is true and complete to the best of my knowledge.			
Signature		Date	
Name and title, if signer is other than the owner		Daytime Phone Number	E-mail Address

These are sample documents for the State of Michigan. Actual content differs by state and may vary based on your answers to the LegalZoom questionnaire.

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