

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

QUITCLAIM DEED

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

This quitclaim deed, made between:

{Full name(s) of Grantor(s)}

of _____, Grantor(s),
*{City, county, and state where Grantor resides, or,
if an entity, has principal place of business}*

AND

{Full name(s) of Grantee(s)}

Whose mailing address is _____.
{Street, city, county, and state address for Grantee(s)}, Grantee(s):

WITNESS: That the Grantor(s), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, has QUITCLAIMED and does QUITCLAIM to Grantee(s), all of Grantor's right, title, and interest in and to the real property in Collin County, Texas, fully described in Exhibit A, and all improvements located on it, together with all of Grantor's right, title, and interest in and to (a) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests appurtenant to the real property and any improvements on the real property, and (b) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way, or sidewalks, open or proposed, in front of, above, over, under, through, or adjoining the real property, and in and to any strips or gores of real estate adjoining the real property (collectively, "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and

appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, WITHOUT ANY WARRANTIES OR REPRESENTATIONS BY GRANTOR, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF CONDITION, MERCHANTABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY, OR MARKETABILITY OF THE PROPERTY; so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

Grantee, by its acceptance of this deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the _____ {year} calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

EXECUTED as of _____, 20____.

SIGNATURE OF GRANTOR (1):

Sign the first signature block if Grantor is a natural individual (not an entity), and check one box (if any) that applies to Grantor on the date of this deed. If Grantor is an entity, sign the second signature block and fill out the appropriate blanks:

{Signature of Individual Grantor}

- ☐ Grantor is a single person,
Or
- ☐ Grantor is married person and signs this deed together with Grantor's spouse,
Or
- ☐ Grantor is a married person exercising management and control of Grantor's separate property not claimed as a homestead,
Or
- ☐ Grantor is a married person exercising management and control of Grantor's sole management community property not claimed as homestead.

OR

- ☐ Grantor is a legal entity, and signs this deed in Grantor's official capacity stated below:

Name of Entity: _____

A Texas _____ {Type of entity}

By: _____ {Signature}

Printed Name: _____

Title and authority of Grantor: _____

STATE OF TEXAS

COLLIN COUNTY

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ {*name of person acknowledging*}, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that _____ {*he/she*} executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public – State of Texas

My commission expires:

SIGNATURE OF GRANTOR (2):

Sign the first signature block if Grantor is a natural individual (not an entity), and check one box (if any) that applies to Grantor on the date of this deed. If Grantor is an entity, sign the second signature block and fill out the appropriate blanks:

{*Signature of Individual Grantor*}

- ☐ Grantor is a single person,
Or
- ☐ Grantor is married person and signs this deed together with Grantor's spouse,
Or
- ☐ Grantor is a married person exercising management and control of Grantor's separate property not claimed as a homestead,
Or
- ☐ Grantor is a married person exercising management and control of Grantor's sole management community property not claimed as homestead.

OR

- ☐ Grantor is a legal entity, and signs this deed in Grantor's official capacity stated below:

Name of Entity: _____
A Texas _____ {*Type of entity*}
By: _____ {*Signature*}
Printed Name: _____
Title and authority of Grantor: _____

STATE OF TEXAS

COLLIN COUNTY

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ {*name of person acknowledging*}, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that _____ {*he/she*} executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public – State of Texas

My commission expires:

EXHIBIT A

{Legal description of property}