

Recording Requested By: _____
When Recorded Mail To:
Name: _____
Mailing Address: _____
City: _____
State: _____
Zip Code: _____

Space Above This Line Reserved for Recorders Use

Assessor's Property Tax Parcel/Account Number: _____

QUITCLAIM DEED
(Severance of Joint Tenancy)

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 remise, release, and forever quitclaim unto _____, married unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of _____, State of California, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

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

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.

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

Grantor
{Type Name}

State of California
County of _____

On _____ before me, _____ (here
insert name and title of the officer), personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under
PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

SEND TAX STATEMENTS TO GRANTEE

Recording Requested By: _____
When Recorded Mail To:
Name: _____
Mailing Address: _____
City: _____
State: _____
Zip Code: _____

Space Above This Line Reserved for Recorders Use

Assessor's Property Tax Parcel/Account Number: _____

NOTICE OF SEVERANCE
(California Civil Code Section 683.2)

KNOW ALL MEN BY THESE PRESENTS THAT:

I (*state name of severing joint tenant*) _____ have caused the severance of the joint tenancy between _____ and myself by executing a Conveyance to myself registered in the General Register of Deeds as Book _____ No _____ (copy enclosed). The land in question is more particularly described as (Insert legal Description):

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

The effect of registration of this Conveyance and the filing of this Notice of Severance is that the joint tenancy between us will be severed and we will then own the land as a tenants in common.

WITNESS my hand this the ____ day of _____, 20____.

Grantor
{Type Name}

State of California
County of _____

On _____ before me, _____ (here
insert name and title of the officer), personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under
PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

Civil Code

683.2. (a) Subject to the limitations and requirements of this section, in addition to any other means by which a joint tenancy may be severed, a joint tenant may sever a joint tenancy in real property as to the joint tenant's interest without the joinder or consent of the other joint tenants by any of the following means:

- (1) Execution and delivery of a deed that conveys legal title to the joint tenant's interest to a third person, whether or not pursuant to an agreement that requires the third person to reconvey legal title to the joint tenant.
- (2) Execution of a written instrument that evidences the intent to sever the joint tenancy, including a deed that names the joint tenant as transferee, or of a written declaration that, as to the interest of the joint tenant, the joint tenancy is severed.

(b) Nothing in this section authorizes severance of a joint tenancy contrary to a written agreement of the joint tenants, but a severance contrary to a written agreement does not defeat the rights of a purchaser or encumbrancer for value in good faith and without knowledge of the written agreement.

(c) Severance of a joint tenancy of record by deed, written declaration, or other written instrument pursuant to subdivision (a) is not effective to terminate the right of survivorship of the other joint tenants as to the severing joint tenant's interest unless one of the following requirements is satisfied:

- (1) Before the death of the severing joint tenant, the deed, written declaration, or other written instrument effecting the severance is recorded in the county where the real property is located.
- (2) The deed, written declaration, or other written instrument effecting the severance is executed and acknowledged before a notary public by the severing joint tenant not earlier than three days before the death of that joint tenant and is recorded in the county where the real property is located not later than seven days after the death of the severing joint tenant.

(d) Nothing in subdivision (c) limits the manner or effect of:

- (1) A written instrument executed by all the joint tenants that severs the joint tenancy.
- (2) A severance made by or pursuant to a written agreement of all the joint tenants.
- (3) A deed from a joint tenant to another joint tenant.

(e) Subdivisions (a) and (b) apply to all joint tenancies in real property, whether the joint tenancy was created before, on, or after January 1, 1985, except that in the case of the death of a joint tenant before January 1, 1985, the validity of a severance under subdivisions (a) and (b) is determined by the law in effect at the time of death. Subdivisions (c) and (d) do not apply to or affect a severance made before January 1, 1986, of a joint tenancy.