

DEED TRANSFER AND RISK ACKNOWLEDGMENT

Date: [Insert Date]

Grantor (Transferor): [Insert Full Name of Current Owner]

Grantee (Transferee): [Insert Full Name of New Owner]

Property Address: [Insert Full Legal Address]

Legal Description: [Insert Parcel Number or Legal Description from Deed]

1. TRANSFER OF INTEREST

The Grantor hereby transfers all rights, title, and interest in the above-described property to the Grantee. This transfer is executed via [Insert Type of Deed, e.g., Quitclaim Deed / Warranty Deed].

2. ACKNOWLEDGMENT OF RISK

The Grantee acknowledges and agrees to the following:

- The Grantee accepts the property in "as-is" condition.
- The Grantee understands that this transfer may have significant legal, financial, and tax consequences.
- The Grantee acknowledges that there may be existing liens, encumbrances, or title defects that could affect the property's value or ownership.
- The Grantee assumes all responsibility for future property taxes, insurance, and maintenance.

3. WAIVER OF LIABILITY

The Grantee hereby releases the Grantor from any liability regarding the condition of the title or the physical state of the property. The Grantee confirms they have had the opportunity to seek independent legal and financial counsel prior to signing this document.

4. SIGNATURES

Grantor Signature

Date: _____

Grantee Signature

Date: _____

NOTARY ACKNOWLEDGMENT

State of: _____

County of: _____

On this day, before me personally appeared [Name of Grantor] and [Name of Grantee], known to me to be the persons described in and who executed the foregoing instrument.

Notary Public Signature

My Commission Expires: _____