

Date: [Date]

TO: [Name of Recipient/Claimant]

ADDRESS: [Address of Recipient]

RE: NOTICE OF CLOUD ON TITLE AND DEMAND FOR RELEASE

Property Description:

Legal Description: [Insert Full Legal Description]

Common Address: [Insert Property Address]

Parcel Number/APN: [Insert Number]

To Whom It May Concern,

I am writing to formally notify you that a cloud exists on the title of the above-referenced property due to the following instrument or claim filed by you or your organization:

Document Details:

Document Type: [e.g., Lien, Mortgage, Judgment, Deed]

Recording Date: [Date]

Instrument/Recording Number: [Number]

County/Office: [Name of County Recorder's Office]

This claim is believed to be [invalid / satisfied / expired / recorded in error] because: [Provide brief reason, e.g., debt paid in full, statute of limitations, or incorrect legal description].

This cloud interferes with my ability to transfer, refinance, or otherwise exercise full ownership rights over the property. I hereby demand that you take immediate action to remove this cloud by filing a formal Release, Satisfaction, or Quitclaim Deed with the appropriate county records office within [Number] days of receipt of this notice.

Failure to clear this title within the specified timeframe may result in legal action to quiet title, in which case I will seek all available remedies, including court costs, attorney fees, and any damages resulting from the clouded title.

Please provide written confirmation once the release has been recorded.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Phone Number]

[Your Email Address]