

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Insert Date]

To: [Name of Adverse Party/Claimant]
[Address]
[City, State, Zip Code]

RE: FINAL NOTICE AND DEMAND TO CLEAR TITLE

Property Address: [Insert Full Legal Address]
Assessor's Parcel Number (APN): [Insert APN]
Disputed Instrument: [Insert Recording Date and Instrument Number of the cloud on title]

To [Name of Party],

This letter serves as a final good faith attempt to resolve the cloud on the title of the above-referenced property without the necessity of formal litigation. As the legal owner of the property, I have identified a claim or lien held by you that appears to be [invalid/expired/satisfied/erroneous].

Specifically, the following issue must be addressed: [Briefly describe the issue, e.g., an unreleased mortgage from 1995 or an expired easement].

I am requesting that you execute a [Quitclaim Deed / Release of Lien / Satisfaction of Mortgage] and record it with the County Recorder's Office, or provide a recordable version to my office, no later than [Insert Date, e.g., 14 days from today].

Failure to respond or comply with this request by the aforementioned date will leave me with no choice but to initiate a **Quiet Title Action** in [Insert County Name] Superior Court. Please be advised that in such an action, I will seek a court order declaring your interest void and may also seek recovery of attorney fees, filing fees, and court costs as permitted by law.

If you believe you have a valid, current interest in this property, please provide written documentation supporting your claim immediately.

I hope to resolve this matter amicably and avoid the expenses associated with litigation. I look forward to your prompt response.

Sincerely,

[Your Signature]
[Your Printed Name]
[Your Phone Number]
[Your Email Address]