

[Your Name/Law Firm Name]

[Your Address]

[City, State, Zip Code]

[Phone Number]

[Email Address]

[Date]

[Recipient Name]

[Recipient Address]

[City, State, Zip Code]

RE: Notice of Intent to File Quiet Title Action Regarding [Property Address/Legal Description]

Dear [Recipient Name],

This office represents [Client Name] regarding a title defect or adverse claim concerning the property located at [Address] (the "Property"). Our records indicate that you may claim an interest in this Property that clouds my client's title.

The purpose of this letter is to resolve this matter through a voluntary settlement before a formal lawsuit is filed in [County Name] Court.

Consequences of a Quiet Title Action

If we are unable to reach a resolution, my client is prepared to initiate a Quiet Title Action. Please be advised of the following potential consequences of litigation:

- **Judicial Determination:** The court will issue a final judgment extinguishing any and all claims you may have to the Property.
- **Legal Costs:** Litigation is expensive. Under [State Statute, if applicable], my client may seek to recover court costs and reasonable attorney's fees from you if you unsuccessfully contest the action.
- **Public Record:** A *Lis Pendens* will be recorded against the Property, and the litigation will become a matter of public record, potentially impacting your credit or reputation.

Settlement Options

To avoid the time and expense of court proceedings, my client offers the following settlement options:

1. **Quitclaim Deed:** You execute a Quitclaim Deed (attached) conveying any interest you may have in the Property to my client. In exchange, my client will waive any claims for damages or attorney's fees.

2. **Disclaimer of Interest:** You sign a formal Disclaimer of Interest to be filed with the court, confirming you have no claim to the Property.
3. **Monetary Settlement:** [Optional: My client is willing to offer \$[Amount] as a nuisance value payment in exchange for a signed release and deed].

Please respond to this letter or have your legal counsel contact me by [Date] at [Time]. If we do not hear from you by this deadline, we will proceed with the filing of the Summons and Complaint without further notice.

Sincerely,

[Your Signature]

[Your Printed Name]