

NOTICE OF DEFAULT

DATE: [Insert Date]

TO (Grantee/Recipient):

[Name of Party who received title]

[Address]

[City, State, Zip Code]

FROM (Grantor/Claimant):

[Your Name/Entity Name]

[Address]

[City, State, Zip Code]

RE: Notice of Default regarding Unauthorized Conveyance of Title

Property Description:

Legal Description: [Insert Legal Description]

Assessor's Parcel Number (APN): [Insert APN]

Property Address: [Insert Physical Address]

To Whom It May Concern,

This letter serves as formal **NOTICE OF DEFAULT** regarding the unauthorized conveyance of title for the above-referenced property. It has come to the attention of the undersigned that a deed or transfer instrument was executed and/or recorded on [Date] under Recording Number [Insert Number] without the proper authorization, valid consideration, or legal capacity required for a lawful transfer.

You are hereby notified that the conveyance is considered **VOID** and in default of legal requirements for the following reasons:

- [Reason 1: e.g., Lack of authorized signature]
- [Reason 2: e.g., Breach of underlying agreement/contract]
- [Reason 3: e.g., Fraudulent representation or mistake]

DEMAND FOR CURE:

Demand is hereby made that you take immediate action to cure this default by [Insert Date, e.g., 10 days from receipt]. The required cure is the execution and recording of a Quitclaim Deed or Rescission of Deed to return the title to its lawful status prior to the unauthorized conveyance.

Failure to cure this default within the specified timeframe will result in the commencement of formal legal proceedings to quiet title, seek injunctive relief, and recover any damages, including attorney fees and court costs, incurred as a result of this unauthorized action.

This notice is sent without prejudice to any other rights or remedies available at law or in equity.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Title, if applicable]

CC: [Insert Name of Title Company or Legal Counsel]