

1 [Attorney Name], State Bar No. _____

2 [Address]

3 [Telephone]

4 Attorneys for Plaintiff

5 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**

6 **COUNTY OF [SPECIFY COUNTY]**

8 [Name of Plaintiff], an individual,

9 Plaintiffs,

10 v.

12 [Name of Defendant], an individual; ALL
13 PERSONS UNKNOWN, CLAIMING ANY
14 LEGAL OR EQUITABLE RIGHT, TITLE,
15 ESTATE, LIEN, OR INTEREST IN THE
16 PROPERTY DESCRIBED IN THE
17 COMPLAINT ADVERSE TO PLAINTIFF’S
18 TITLE, OR ANY CLOUD UPON
19 PLAINTIFF’S TITLE THERETO; and DOES
20 1 through 10, inclusive,

21 Defendants.

CASE NO.

VERIFIED COMPLAINT FOR QUIET TITLE

(Unlimited Civil Complaint – Amount Demanded
Exceeds \$25,000)

[Name of Plaintiff], an individual (“Plaintiff”), alleges herein as follows:

INTRODUCTION

1. This action seeks: to quiet title to the subject property.

THE REAL PROPERTY

2. The subject of this action is certain real property comprising a [Property Type] within the County of [Specify County], State of California, commonly known as [Property Address], Assessor’s Parcel Number [Specify APN] consisting of the real property in the City of [Specify City], County of [Specify County], State of California, legally described as follows:

1 [Legal Description of Property]

2 **PARTIES**

3 3. Plaintiff [Name of Plaintiff] (“Plaintiff”) is an individual who has been the co-owner
4 of record to the Property at all times since the Property’s acquisition in [Specify Date]. Plaintiff
5 requests quiet title herein.

6 4. Defendant [Name of Defendant] (“Defendant”) is, and at all relevant times was, an
7 individual residing in the State of California. Defendant has been a co-owner of record since the
8 acquisition of the Property in [Specify Date].

9 5. The Defendants named herein as “All Persons Unknown, Claiming Any Legal Or
10 Equitable Right, Title, Estate, Lien, Or Interest In The Property Described In The Complaint Adverse
11 To Plaintiff’s Title, Or Any Cloud Upon Plaintiff’s Title Thereto” (the “Unknown Defendants”)
12 (collectively with Defendant, the “Defendants”) are unknown to Plaintiff. Plaintiff is informed and
13 believes, and on that basis alleges, that the Unknown Defendants, and each of them, claim some right,
14 title, estate, lien, or interest in the real property and real property interests that are adverse to
15 Plaintiff’s property interests at issue in this action.

16 6. Plaintiff does not know the true names and capacities of the defendants sued as Does 1
17 through 10, inclusive, and therefore sues these defendants by such fictitious names. Upon information
18 and belief, Defendant may have granted interests in the Property and/or soon will grant such
19 ownership interests. Plaintiff does not currently know the true names and capacities of those who may
20 claim an ownership interest in the Property, but Plaintiff will amend his complaint to add the true
21 names and capacities of these defendants when they are ascertained.

22 **JURISDICTION**

23 7. This Court has jurisdiction over this matter because the amount in question exceeds
24 the jurisdictional minimum for this Court.

25 **VENUE**

26 8. Venue is proper in this Court because the real property that is the subject of this action
27 is located in the County of [Specify County] in the State of California.

1 **ALLEGATIONS COMMON TO ALL CLAIMS FOR RELIEF**

2 9. This case involves the residential property located at [Property Address] (the
3 “Property”).

4 10. The Property is designated in the [Specify County] County Recorder’s Office as APN
5 [Specify APN], and legally described as follows:

6 11. [Specify Details Below – This is Only a Hypothetical Example of Events Leading to
7 Quiet Title]

8 12. In [Specify Year], Plaintiffs wanted to purchase the Property.

9 13. They could not qualify for a loan and were unable to obtain title in their name.

10 14. Defendants are Plaintiff’s [Specify Relationship].

11 15. As an accommodation, Defendants obtained a loan/obtained title in their name and
12 became owners of record of the Property.

13 16. In [Specify Year], Defendants agreed to deed the property to Plaintiffs to reflect their
14 ownership at a later date when Plaintiffs would be eligible to hold title in their name.

15 17. Plaintiffs paid the down payment, all closing costs, commissions, and fees for the
16 Property.

17 18. Since the purchase in [Specify Year], Plaintiffs have paid all mortgage payments,
18 taxes, insurance, utilities, maintenance, and repair costs for the Property.

19 19. Plaintiffs and their family have resided in the Property from [Specify Year] to the
20 present.

21 20. Defendants have never resided at the Property and have lived elsewhere for the entire
22 time since the property was purchased in [Specify Year].

23 21. Plaintiffs have records showing they have paid all expenses related to the Property,
24 including the mortgage, taxes, and insurance.

25 **VALUE OF THE PROPERTY**

26 22. Upon information and belief, Plaintiff alleges that there are no known encumbrances
27 of record to the Property.

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courtesy of TalkovLaw.com.*

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23. Upon information and belief, Plaintiff alleges that the value of the Property is estimated to be \$[Value of Property] as of the date of this Complaint which is in excess of the encumbrances of record and costs of sale in relation to the Property.

FIRST CAUSE OF ACTION
(Quiet Title Against All Defendants)

24. Plaintiff hereby incorporates by reference the allegations contained in each paragraph above as though fully set forth in full herein.

25. By virtue of the foregoing facts, Plaintiff is entitled to a judicial declaration that Plaintiff is the 100% owner of the Subject Property.

26. Accordingly, Plaintiff seeks to quiet title to the Property in Plaintiff's name alone as of the date of this complaint.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff prays for judgment as follows against all Defendants:

1. For an order quieting title to the subject property.
2. For a judicial declaration that Plaintiff is the full legal and beneficial owner of the Property.
3. For attorney's fees, if allowed by law;
4. For costs of suit; and
5. For such other and further relief as the court may deem just and proper.

DATED: November 3, 2021 **[NAME OF PLAINTIFF'S LAW FIRM]**

By: [Name of Attorney]
[NAME OF ATTORNEY]
Attorneys for Plaintiff [Name of Plaintiff]

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VERIFICATION

STATE OF CALIFORNIA, COUNTY OF [NAME OF COUNTY]

I have read the foregoing **VERIFIED COMPLAINT FOR QUIET TITLE** and know its contents.

The matters stated in the foregoing document are true of my own knowledge except as to those matters which are stated on information and belief and, as to those matters, I believe them to be true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on November 1, 2021 at [Name of City], California.

[Name of Plaintiff]