

Release of Mechanic's Lien

STATE OF _____
COUNTY OF _____

_____, referred to as HOLDER, is the owner/claimant of that certain Mechanic's lien, acknowledges payment in full of the same, which was recorded at _____ Book, Book ___, page ___ of the _____ County, State of _____, and consents to the release of the property from the lien and satisfaction of the Mechanic's lien on the record.

Dated: _____

Holder of Lien

_____, having being duly sworn to tell the truth, acknowledges the execution of this release of Mechanic's lien for the purposes stated herein.

Notary
My commission expires: _____

Release of Mechanic's Lien Review List

This review list is provided to inform you about this document in question and assist you in its preparation. Contractors often put mechanic's liens on properties they work on. This process is provided for by law and gives the contractor substantial leverage over the owner. The owner needs to get this release, and any other, off their properties to keep their deed in good order. Therefore, it is the owner that has the incentive to get this removed. These liens can linger for years unless properly discharged with the final payment to the contractor (the best time to do this transaction).

Since contractors are in a volatile business, if the owner does not discharge the lien promptly, the contractor may be long gone when he or she needs to accomplish this task for clear deed title. The process then is a deed quieting one, which is, to say the least, expensive and time consuming. So do this promptly upon the last payment to a contractor.

1. Make multiple copies. If you are the owner, be sure to have this recorded in the proper place in your local registry of deeds. Keep a copy with the transaction file.
2. Notarization is suggested to be sure the transaction is recognized in all courts—and is provided for herein.