

## **QUITCLAIM DEED DISCLAIMER**

### **USE THIS FORM AT YOUR OWN RISK**

Every property transaction is different, and whether a quitclaim deed is the correct document for your specific situation is something you must determine for yourself or with the help of an attorney. There is no guarantee that a quitclaim deed is the right instrument for what you are trying to accomplish.

**Please be advised that the Clerk's Office is not liable for any negative consequences resulting from the use of this form.**

If you have questions about whether a quitclaim deed is appropriate for your property transaction, please consult an attorney. The Clerk of Court is not authorized to provide legal advice.

Many attorneys specialize in real estate transactions. You may also find resources online that explain the differences between the various types of deeds used in property transfers. However, these resources are not a substitute for professional legal advice.

Prepared By:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tax Parcel ID Number:

\_\_\_\_\_

This space for Recorder's use only

**QUIT CLAIM DEED**

STATE OF FLORIDA

\_\_\_\_\_ COUNTY

THIS DEED, executed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_,  
between first party, as Grantor,

\_\_\_\_\_  
\_\_\_\_\_ whose mailing address is

\_\_\_\_\_  
and second party, as Grantee,

\_\_\_\_\_  
\_\_\_\_\_ whose mailing address is

\_\_\_\_\_.

**WITNESSETH**, that Grantor, and in consideration of (\$ \_\_\_\_\_), and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto the Grantee, all the rights, title, interest, and claim in or to the following described parcel of land, and improvements and appurtenances thereto, in \_\_\_\_\_ County, Florida, to-wit:

**A complete legal description of the real property being conveyed by this instrument is attached hereto as EXHIBIT A.**

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**IN WITNESS WHEREOF**, Grantor has executed and delivered this Quit Claim Deed under seal as of the day and year first above written.

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Spouse's Signature *(if married)*

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Spouse's Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, and Zip

\_\_\_\_\_  
City, State, and Zip

\_\_\_\_\_  
Witness's Signature

\_\_\_\_\_  
Witness's Signature

\_\_\_\_\_  
Witness's Name

\_\_\_\_\_  
Witness's Name

\_\_\_\_\_  
Witness's Address

\_\_\_\_\_  
Witness's Address

STATE OF FLORIDA)

COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

(SEAL)

My Commission Expires: \_\_\_\_\_