

QUITCLAIM DEED

(Space above this line reserved for recording office use only)

THIS QUITCLAIM DEED, made on this date of _____, between
_____, ("**Grantors**"),
of _____ County, State of _____ and
_____, ("**Grantees**"),
of _____ County, State of _____.

WITNESSETH, that Grantors, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantees, the receipt of which is acknowledged, quitclaim to Grantees and Grantees' heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following described land situated in _____ County, Florida:

Legal Description: _____

Physical Address: _____

Property Appraiser's Parcel I.D. No. _____

SELLER(S):

WITNESSES:

Signature
Printed Name: _____

Name: _____
Address: _____

Date: _____

Name: _____
Address: _____

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(Space above this line reserved for recording office use only)

SELLERS(S):

WITNESSES:

Signature
Printed Name: _____

Name: _____
Address: _____

Date: _____

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this date: _____ by _____, who is/are known to me or produced the following _____ as identification.

Notary Public -- State of Florida
Printed Name: _____
(Seal)

RUSSELL LAW OFFICES
28 West Flagler Street, Suite 201
Miami, Florida 33130
Tel. 305-373-3826 Fax 305-675-8498

Download: Florida Quitclaim Deed

Thank you for downloading the Florida Quitclaim Deed. Your download should include the following two (2) files:

Instructions
Quitclaim Deed

The above forms have been drafted and reviewed for use in Florida. The forms included herein are intended for use in a simple real estate transaction. These forms are not intended for use in other jurisdictions outside of the State of Florida or for complicated real estate transactions.

Terms of Use: These forms are provided to you by way of a license to use. The term and condition of the license for use is as follows. First, the provision of these forms to you is not to be construed as legal advice to you. Second, by using the enclosed forms, you hereby acknowledge that you do so at your own discretion and without the benefit of legal counsel in completing the same. Third, in using these forms you agree to hold Russell Law Offices, Patrick Russell, P.A., and Patrick Russell, Esq., harmless from any and all claims, suits, or damages of any kind, whatsoever, without limitation, that you may suffer. Fourth, notwithstanding your obligation to hold Russell Law Offices, Patrick Russell, P.A., and Patrick Russell, Esq., harmless from any and all claims, suits or damages, you agree that your damages, if any, shall be specifically limited to the actual price you paid for these forms and the license to use. Fifth, you agree that the terms of use and this license shall be construed according to the laws of the State of Florida, and any action to enforce or construe this license or any action concerning the use of these forms shall be limited solely to the Circuit or County courts of Miami-Dade County, Florida.

Important Notice and Disclaimer: The use of this form should not be taken lightly as it effects the unconditional transfer of real estate by the Grantor to the Grantee. As such the Grantee is the new legal owner of the subject real estate and can do all things that a legal owner can do including mortgaging the property, making leases and selling the real estate. While the form is sufficient for you to effect the simple transfer of real property, please note that there is no substitute for the use of legal counsel when a legal matter is involved. If you should have any doubts as to whether this is the appropriate form, you are strongly urged to secure the services of a lawyer.

INSTRUCTIONS FOR FLORIDA QUITCLAIM DEED

STEP ONE: INSERT NAMES OF GRANTORS AND GRANTEES

In the first line provided, fill in the date that the document is to be signed. Next, insert the names of the Grantors who are the Sellers of the property on the line provided. If the Grantors are married, place "Husband and Wife" after their names. If the Grantor is unmarried, place "A single man" or a "A single woman" after his or her name. Finally, follow the same instructions for completing the next line for the Grantees who are the Buyers of the property.

STEP TWO: INSERT LEGAL DESCRIPTION OF PROPERTY

Immediately above the Legal Description, insert the name of the County in Florida where the property is located. Next, copy the exact legal description of the property into the lines provided to the right of Legal Description. You can find the legal description of a property from a previous deed for the property, a title insurance policy for the property, an old or existing mortgage for the property, or from the County Records. Now, insert the physical street address for the property in the line provided. Finally, type in the property identification number for the property, which can be found from an old deed for the property, a tax bill or again from the County Records.

STEP THREE: GRANTORS/SELLERS SIGN DOCUMENT

Finally, after preparing the deed, the Grantors/Sellers should sign the document in the space provided at the end of the deed. Please note that the deed should be signed in the presence of two witnesses for each of the Grantors/Sellers signing the deed. The witnesses can be the same for each Grantor/Seller, however a witness should not be a Grantor or Grantee. The Grantors/Sellers and witnesses should only sign the deed in the presence of a Notary Public. All parties should have photo identification with them to present to the Notary upon signing.

STEP FOUR: RECORD DOCUMENT IN THE COUNTY CLERKS OFFICE

You should make a copy of the signed and notarized deed for your records. Then, you must take the original deed to the County Clerk's Office to record the same. Recording the deed is necessary to officially transfer the property and to place everyone on notice as to who owns the real estate. In order to record the deed, you will need to complete a DR-219 form which can be downloaded for free from the Florida Department of Revenue website (<http://www.myflorida.com/dor/>). When you record the deed, you will need to pay a recording fee plus any applicable documentary stamp tax. Please contact your local County Clerk's Office to ascertain what amount you may have to pay and whether you can pay the same with a personal check or not. Many Clerk's Offices will only accept money orders, cash, credit cards or attorney's checks as payment methods.