

## **QUITCLAIM DEED DISCLAIMER**

The attached quitclaim deed form is a type of deed form provided in section 689.025, Florida Statutes.

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

Every property transaction is different and whether a quitclaim deed is the document needed for your property transaction is something you need to determine for yourself or with the help of an attorney. There is no guaranty that a quitclaim deed is the right instrument for what you are trying to accomplish.

Know 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 the document you need for your property transaction, please consult an attorney. The Clerk of Court is not authorized to provide legal advice.

There are many attorneys that specialize in real property transactions. Resources on the internet may also explain some of the differences between the many types of deeds that can be used for a property transaction, though, of course, none of those resources can substitute for professional legal advice.

Prepared by:

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

**Quitclaim Deed Pursuant to Florida Statute 689.025**

This Quitclaim Deed, executed on \_\_\_\_\_, by the Grantor,  
\_\_\_\_\_, whose post office address is  
\_\_\_\_\_, to  
the Grantee, \_\_\_\_\_, whose post office address is  
\_\_\_\_\_.

Witnesseth, that the Grantor, for the sum of \$\_\_\_\_\_, and other good and valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the Grantee forever, all the right, title, interest, claim, and demand which the Grantor has in and to the following described parcel of land, and all improvements and appurtenances thereto, in Alachua County, Florida (insert legal description):

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

Parcel No. \_\_\_\_\_.

Witness Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Grantor Signature

Witness Address: \_\_\_\_\_

Witness City, St, Zip \_\_\_\_\_ Grantor Printed Name

Witness Signature \_\_\_\_\_

Printed Name: \_\_\_\_\_

Witness Address: \_\_\_\_\_

Witness City, St, Zip \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of []physical presence or []online notarization on \_\_\_\_\_, by \_\_\_\_\_

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

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

[]Personally Known OR [] Produced Identification

Type of Identification Produced \_\_\_\_\_