FIRST CHOICE
YOUR TRUSTED SERVICE

First Choice Mobile Notary & Apostille
(866) 828-6856
Book an Appointment Online
www.firstchoicenotary.com

How to Complete Your Florida Quitclaim Deed

Quitclaim Deed (Section 689.025, Florida Statutes)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A **quitclaim deed** transfers whatever interest the grantor has in real property, **with no title promises**. It is commonly used between family members, to add or remove a spouse, or after a divorce. This form follows Florida's statutory quitclaim deed (section 689.025).

1. **Fill in the parties and their addresses**
   Enter each grantor (current owner) and grantee (new owner) exactly as names should appear on title, with a post office address for each. Florida clerks require these addresses to record the deed.
2. **Describe the property**
   Copy the full legal description from the current deed, not just the street address, and add the parcel identification number from the county property appraiser.
3. **Homestead and spouses**
   If the property is a homestead and the owner is married, the spouse must sign the deed even if he or she is not on title. Check the homestead box that applies.
4. **Sign in front of two witnesses and a notary**
   Do not sign ahead of time. Florida requires two witnesses for a deed, and each witness's printed name and post office address must appear below the signature. First Choice can provide both witnesses for an additional fee, and our notary completes the acknowledgment.
5. **Bring identification**
   Each person signing should bring a current, government-issued photo ID.

After It's Signed

- Record the original deed with the Clerk of the Circuit Court in the county where the property is located. Florida documentary stamp tax is collected at recording, and the clerk can tell you the amount.
- After recording, update the property appraiser if homestead exemption or ownership changes, and notify your insurance company.
- Deeds affect title, taxes, homestead protection, and Medicaid planning. If you are unsure which deed fits your situation, speak with an attorney before signing.

Need a Notary and Witnesses? We Come to You.

Homes • Hospitals • Care Facilities • Offices
Witnesses available for an additional fee
Florida-Commissioned Notaries • Serving Florida

Call us anytime
(866) 828-6856
Book an Appointment Online
www.firstchoicenotary.com

Have questions about this document? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**. Main headquarters: 2315 Capitol Avenue, Sacramento, CA 95816.

This form is provided as a free convenience. First Choice Mobile Notary & Apostille is not a law firm, and a notary public who is not an attorney cannot give legal advice or help you decide what to write on this form. These instructions are general information only and are not legal advice. If you have questions about your situation, consult a licensed Florida attorney. © 2026 First Choice Mobile Notary & Apostille. All rights reserved. This form may be filled in and printed for personal use; it may not be copied, altered, or redistributed for commercial purposes.

This instrument was prepared by and, after recording, return to:

Name

Street address

City, state, ZIP

Space reserved for the Clerk of the Circuit Court

Parcel identification number (property appraiser)

QUITCLAIM DEED

(Section 689.025, Florida Statutes)

This Quitclaim Deed, executed this day of | month | year

by first party, Grantor:

Name(s) of Grantor | whose post office address is

to second party, Grantee:

Name(s) of Grantee | whose post office address is

Witnesseth, that the said first party, for the sum of

$ (amount)

and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto, in the County named below, Florida:

Street address of property | County

© 2026 First Choice Mobile Notary & Apostille • Serving Florida • (866) 828-6856 | www.firstchoicenotary.com

Legal description (or write “See Exhibit A attached” and attach it)

HOMESTEAD STATUS (check one)

The property is the homestead of the Grantor. If the Grantor is married, the Grantor’s spouse joins in this deed below.

The property is not the homestead of the Grantor, nor contiguous to it, and the Grantor resides at the post office address stated above.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on the date first written above.

Signed, sealed, and delivered in our presence:

X _____
Signature of witness 1

Printed name

Post office address (required for recording)

X _____
Signature of witness 2

Printed name

Post office address (required for recording)

X _____
Signature of grantor 1

Printed name

Post office address

X _____
Signature of grantor 2 (if any)

Printed name

Post office address

© 2026 First Choice Mobile Notary & Apostille • Serving Florida • (866) 828-6856 | www.firstchoicenotary.com

Joinder of spouse (required if the property is homestead and the spouse is not a grantor above):

X

Signature of non-titled spouse

Printed name

Post office address

NOTARY ACKNOWLEDGMENT

State of

County of

The foregoing instrument was acknowledged before me by means of

physical presence or

online notarization,

this day of

month

year

by (name of Grantor(s) and joining spouse, if any)

Personally Known OR

Produced Identification

Type of identification produced

X

Signature of Notary Public

(Notary seal)

Print, type, or stamp commissioned name of Notary Public

Commission number

Commission expires

© 2026 First Choice Mobile Notary & Apostille • Serving Florida • (866) 828-6856 | www.firstchoicenotary.com