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How to Complete Your Florida Special Warranty Deed

Special Warranty Deed (Section 689.01, Florida Statutes)

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

About this form. A **special warranty deed** transfers real property with a limited title promise: the grantor guarantees title only against claims arising **during the grantor's ownership**. It is common for sales by banks, builders, estates, and companies.

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.

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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)

SPECIAL WARRANTY DEED

(Section 689.01, Florida Statutes)

This Special Warranty Deed, made this day of | month | year

between **Grantor**:

Name(s) of Grantor | Post office address

of the County of | in the State of

and **Grantee**:

Name(s) of Grantee | Post office address

of the County of | in the State of

Manner of title for grantees (e.g., husband and wife; joint tenants with right of survivorship; tenants in common)

WITNESSETH: That the Grantor, for and in consideration of the sum of

$ (amount) Dollars

and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and the Grantee's heirs and assigns forever, the following described land, situate, lying, and being in the County named below, State of Florida, to wit:

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Street address of property

County

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

Subject to taxes for the current year and subsequent years, and to covenants, conditions, restrictions, and easements of record, if any, which are not reimposed by this deed.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other.

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.

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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

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

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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

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