

Return to:

[RETURN TO NAME]

[RETURN TO STREET ADDRESS]

[RETURN TO CITY, STATE ZIP]

Prepared by:

[PREPARER NAME]

[PREPARER STREET ADDRESS]

[PREPARER CITY, STATE ZIP]

QUITCLAIM DEED

For good and valuable consideration, [GRANTOR NAME], [MARITAL STATUS], with an address of [GRANTOR ADDRESS] (the "Grantor"), hereby transfers, quitclaims, and conveys, without warranty, express or implied, to [GRANTEE NAME], [GRANTEE CAPACITY], with an address of [GRANTEE ADDRESS] (the "Grantee"), all of the Grantor's right, title, interest, and claim in or to the following real property located in [COUNTY] County, Florida:

Legal Description: [LEGAL DESCRIPTION]

Parcel ID #: [PARCEL ID]

Property Address: [PROPERTY ADDRESS]

NO TITLE SEARCH PERFORMED. LEGAL DESCRIPTION PROVIDED BY THE GRANTOR.

The real property is not the homestead of the Grantor or of the Grantor's immediate family.

[OPTIONAL - HOMESTEAD PROPERTY, REPLACING THE NON-HOMESTEAD SENTENCE ABOVE: The real property is the homestead of the Grantor as defined by the Constitution of the State of Florida.]

[OPTIONAL - JOINING SPOUSE, MARRIED GRANTOR WHO SOLELY OWNS HOMESTEAD PROPERTY, PLACED AFTER THE HOMESTEAD PARAGRAPH: [SPOUSE NAME], the spouse of the Grantor, joins in this deed to

consent to the conveyance and to convey to the Grantee any interest, including any homestead interest, that [SPOUSE NAME] may have in the real property.]

[OPTIONAL - CANCELLING A RECORDED LADY BIRD DEED: The intent of this Quitclaim Deed is to extinguish the remainder beneficiary interest created in the Enhanced Life Estate Deed recorded [RECORDING DATE] as Instrument # [INSTRUMENT NUMBER] [and/or: Book [BOOK NUMBER], Page [PAGE NUMBER]] in the Public Records of [COUNTY] County, Florida.]

Signed by Grantor, [GRANTOR NAME], this ____ day of _____, [YEAR].

Grantor

[GRANTOR NAME]

[SECOND SIGNATURE COLUMN - JOINING SPOUSE:

[SPOUSE NAME]

SPOUSE OF GRANTOR

Address: _____]

Witness

Witness

Signature

Signature

Printed Name

Printed Name

Address: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing Quitclaim Deed was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, [YEAR], by [GRANTOR NAME], who is ☐ personally known to me or ☐ who produced _____ as identification.

[ALTERNATIVE - TWO SIGNERS, GRANTOR AND JOINING SPOUSE: The foregoing Quitclaim Deed was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, [YEAR], by [GRANTOR NAME] and [SPOUSE NAME], who are ☐ personally known to me or ☐ who produced _____ as identification.]

Seal:

Notary Signature

Printed Name

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