



## **Brandon J. Patty**

Clerk of the Circuit Court and County Comptroller | St. Johns County, Florida  
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### **Quitclaim Deed Disclaimer**

The quitclaim deed form provided by the St. Johns County Clerk of the Circuit Court and County Comptroller is created in accordance with Florida Statute 689.025 and is offered as a convenience to users.

However, it is important to understand that the form is provided with the caveat that its use is at your own risk. The Clerk's Office makes no guarantee that a quitclaim deed is the appropriate instrument for your specific property transaction, as every situation is different.

The Clerk's Office is prohibited by Florida law from providing legal advice and cannot assist you in deciding whether this is the right document for your needs.

If you are uncertain about which type of deed to use or whether a quitclaim deed is suitable for your transaction, it is advisable to seek guidance from an attorney. Legal counsel can help you navigate your specific circumstances and ensure that the proper document is used for the property transfer.

The Clerk's Office, while providing this form as a courtesy, is not liable for any negative consequences that might arise from its use. If you have doubts or concerns, consulting an attorney for legal advice is strongly recommended.

Prepared By

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

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

Return To

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

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

**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 St. Johns County, Florida (insert legal description):

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

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

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

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

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

\_\_\_\_\_  
Grantor Signature

\_\_\_\_\_  
Grantor Printed Name

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

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

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

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

Sworn to (or affirmed) and subscribed 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 \_\_\_\_\_