

Definition of *WARRANTY DEED*:

A deed warranting that the grantor has the good title free and clear of all liens and encumbrances and will defend the grantee against all claims

**SANTA ROSA COUNTY CLERK OF COURTS
RECORDING DEPARTMENT
PO BOX 472, 6495 CAROLINE STREET
MILTON, FLORIDA 32572
(850)983-1966**

RECORDING REQUIREMENTS

ALL INSTRUMENTS (DOCUMENTS):

1. Must be original. We cannot record a copy unless it is recorded and certified from another Clerk's office. (FS 695.19)
2. Must be notarized. This means it must have an acknowledgement, a notary seal (photographically reproducible black ink), the type of identification given (valid picture ID or personally known to). (FS 117.25)
3. Must have a "prepared by" statement. (Name and address of natural person or under whose supervision). (FS 695.26 (1)(b))
4. For recording instruments affecting real property a 3x3 inch space at the top right corner on the first page and a 1x3 inch space at the top right corner on each subsequent page is required. (FS 695.26(1)(e))

ALL TRANSFERS OF REAL PROPERTY (warranty deeds, quit claim deeds, etc.) MUST HAVE:

1. A grantor (seller or current owner)
2. A grantee (buyer)
3. Mailing address of grantee. (FS 695.26 (1)(f))
4. Legal description of property
5. Two witnesses (signature, printed name, address of each witness (FS 689.01))
6. Notarization
7. "Prepared by"

REQUIRED RECORDING FEES:

Recording.....\$10.00 1st page, \$8.50 each additional page. (FS 28.24)

Indexing.....\$1.00 additional name over 4, per document. (FS 28.24))

State Documentary Stamps....\$0.70 per \$100.00 or fraction thereof on deeds/conveyances, etc. (FS 201.02)

Mortgage on property: the total consideration includes any mortgages encumbering the property being transferred. (12B-4.013(21)) ***Husband and wife deeds:*** no tax is due on a deed executed on or after July 1, 1997 between spouses or former spouses at the time of divorce. This applies ***only*** to the marital home (FS 201.02)

.....\$0.35 per \$100.00 or fraction thereof on Mortgages/written obligations to pay, etc. (FS 201.08)

Intangible Tax.....2 mills (.002) on each dollar of just valuation of all notes, etc. secured by mortgage, etc. upon real property. (FS 199.133)

This Warranty Deed, made this _____ day of _____, 20_____, by _____

hereinafter called the Grantor, to _____

whose post office address is _____

hereinafter called the Grantee.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the content so admits or requires)

Witnesseth, that the Grantor, for and in consideration of the sum of \$_____ and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land, situate in the County of _____, State of _____,

_____, wit:

Together, with all the tenements, hereditaments and appurtenances thereto belong or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants, with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 20_____.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of Witness

Print name of Witness

Print Address of Witness

Signature of Witness

Print name of Witness

Print Address of Witness

Signature of Grantor

Print name of Grantor

Signature of Co-Grantor

Print name of Co-Grantor

State of _____
County of _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by _____ who is personally known to me _____ or who produced _____ as identification and by means of physical presence.

Signature of Notary

Print Name

My Commission Expires _____