

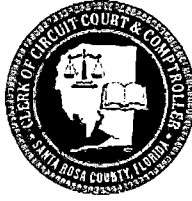
WARRANTY DEED DISCLAIMER
USE THIS FORM AT YOUR OWN RISK

Every property transaction is different and whether a warranty deed is the document needed for your property transaction is something you need to determine for yourself or with the help of an attorney. There is no guarantee that a warranty deed is the right instrument for what you are trying to accomplish.

Know that the Clerk's office is not liable for any negative consequences resulting from the use of this form.

If you have questions about whether a warranty deed is the document you need for your property transaction, please consult an attorney or a title company. The Clerk of Court is NOT authorized to provide legal advice.

There are many attorneys that specialize in real property transactions. Resources on the internet may also explain some of the differences between the many types of deeds that can be used for a property transaction, though, of course, none of those resources can substitute for professional legal advice.



Jason D. English, Esq.
Clerk of the Circuit Court and Comptroller
Recording Department
6495 Caroline Street, Suite A
Milton, FL 32570
(850) 983-1966

RECORDING REQUIREMENTS

Unless a document qualifies as an exception under F.S. 695.26(3):

All Instruments (Documents)

1. Must be original. We cannot record a copy unless it is recorded and certified from another Clerk's office.
2. Must be notarized. To satisfy this requirement the document must have an acknowledgement, a notary seal (photographically reproducible black ink), the type of identification given (valid picture ID or personally known).
3. Must have a "prepared by" statement. (Name and address of natural person or under whose supervision.)
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 center on each subsequent page is required.

All Transfers of Real Property Must Have:

This includes: warranty deeds, quit claim deeds, etc.

1. A grantor (seller or current owner)
2. A grantee (buyer)
3. Mailing address of grantee.
4. Legal description of property
5. The signature, printed name, and address of two witnesses.
6. Notarization.
7. A "prepared by" statement.

Required Recording Fees:

Recording	\$10.00 for the 1 st page and \$8.50 for each additional page.
Indexing	\$1.00 additional name over 4, per document.
State Documentary Stamps	\$0.70 per \$100.00 or fraction thereof on deeds/conveyances, etc.

Mortgage on Property: the total consideration includes any mortgages encumbering the property being transferred.

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 only applies to the marital home.

Intangible Tax 2 mills (\$0.002) on each dollar of just valuation of all notes, etc. secured by mortgage, etc. upon real property.

Prepared by:

Warranty Deed Pursuant to Florida Statute 689.025

This Warranty 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 grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land, situated in the County of Santa Rosa, State of Florida, wit: (insert property legal description)

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.

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: _____

Grantor Signature

Grantor Printed Name

Sworn to (or affirmed) and subscribed before me by means of (___)physical presence or (___)online notarization on _____, by_____.

(___) Personally known OR
(___) Produced identification
Type of ID produced _____

Notary Public

Print, Type of Stamp Commissioned Name of Notary Public