

INFORMATION BEFORE YOU FILE—QUIET TITLE (§ 65.091, Fla. Stat.)

THINGS TO DO AFTER FORMS ARE COMPLETE:

- Make a copy for yourself and another set for each defendant to be served (the opposing party/ies)
- File the original documents with the Clerk's Office on the 1st floor of the civil courthouse
OR
- E-file the documents on the eportal at www.myflcourtaccess.com
- Optional: prior to filing, you may take the COMPLETED forms to SELF-HELP on the 4th floor for review

FEES

Filing fee.....	\$400.00	Self-serve copies	\$0.15 using copy machine in the Official
Summons	\$10.00 to issue		Records area
Copies by clerk	\$1.00 per page	Fees paid to Sheriff (\$40 per summons) are separate	

The Clerk accepts payments in cash, personal check, cashier's check and money order payable to Clerk of Court. The Clerk also accepts Visa and MasterCard, which requires an additional 3.5% processing fee.

INSTRUCTIONS FOR FILLING OUT THE FORMS

The quiet title form is available [on-line](#) for printing and filling out.

1. Make sure the property is located in Alachua County. This must be filed as a circuit court case. See §26.012(2)(g), Fla. Stat.
2. In the Caption (top of document) insert your name as Plaintiff and the person(s) being sued as Defendant(s).
3. In paragraph 2, write or type in the legal description of the subject property.
4. In paragraph 3a insert the date of the deed and the book and page number of the deed and add the property description on that deed; attach a copy.
5. In paragraph 3b insert the name of the person who signed the deed you are attempting to discredit and in the next blank put the name of the person who this deed transferred the property to with the date and the book and page of the deed; attach a copy of that deed.
6. Fill out the your address, telephone number and email address at the bottom of the form.
7. Fill out a Designation of Current Mailing and E-mail Address form-- all parties in a court case, including unrepresented parties, must accept service of court documents by email.
8. Fill out a summons form for each defendant.

AFTER THE COMPLETED FORMS ARE FILED

The clerk will sign the summons, and then you must deliver the summons and a copy of the papers to be served to the appropriate sheriff's office. The Sheriff is unable to deliver to a post office box address. If additional attempts to serve a summons are required, each attempt requires another summons (alias, pluries) and summons fee and payment of an additional \$40 fee to the sheriff. When the papers are served, the proof of service will be sent directly to the clerk.

THERE IS NO GUARRANTY THAT THIS COMPLAINT FORM WILL PROVIDE THE RELIEF YOU ARE SEEKING. IF YOU ARE UNSURE ABOUT WHAT ACTION TO TAKE, PLEASE CONSULT WITH AN ATTORNEY. THE CLERK IS NOT AUTHORIZED TO GIVE LEGAL ADVICE.

IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT
IN AND FOR ALACHUA COUNTY, FLORIDA

_____,
Plaintiff,

Case No.: _____

Division: _____

vs.

_____,
Defendant.

COMPLAINT TO QUIET TITLE PURSUANT TO SECTION 65.091, FLORIDA STATUTES

The Plaintiff, _____,
sues Defendant, _____,

Defendant's unknown spouse, heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under, or against Defendants or parties or claiming to have any right, title, or interest in the property described in this complaint, and alleges:

1. This is an action to quiet and confirm title of Plaintiff in and to lands located in Alachua County, Florida.

2. Plaintiff owns the following described real property in Alachua County, Florida:

3. Plaintiff shows entitlement to [deraigns] title as follows:

a. Plaintiff obtained ownership by deed or instrument dated _____,
recorded on _____, in Official Records Book _____, Page _____ of the
Public Records of Alachua County, Florida. The property description in that deed is as
follows:

b. Defendant's Grantor, _____,
fraudulently attempted to convey the land to Defendant, _____,
by deed or instrument dated _____, recorded _____, in Official Records Book
_____, Page _____ of the Public Records of Alachua County, Florida.

4. Plaintiff has not conveyed the property to any person since obtaining the conveyance described in paragraph 3(a).

5. The deed described in paragraph 3(b) did not convey title to Defendant because Defendant's Grantor had no title, but the recording of the deed casts a cloud on Plaintiff's title.

WHEREFORE, the Plaintiff respectfully requests the Court to enter an order to quiet title in and award the Plaintiff with the same title and rights to the land that the Plaintiff enjoyed before the attempted conveyance.

Date: _____

Plaintiff

Address

City, State, Zip Code

Phone

E-mail address