

**INSTRUCTIONS FOR COMPLETING COMPLAINT TO QUIET TITLE BASED ON FRAUDULENT
CONVEYANCE UNDER SECTION 65.091, FLORIDA STATUTES**

Fla. R. Civ. Proc. Form 1.925

Disclaimer

This form is a Florida Supreme Court approved form, Form 1.925. However, it is important to note that quiet title actions are complicated legal matters and as a result, you should consider getting the assistance of legal counsel in filing this action. Deputy clerks are not authorized to provide any legal advice beyond providing this form and these instructions.

Filing Fees

Sub-subparagraph 28.241(1)(a)2.a. requires persons to pay a graduated filing fee based upon the value of the claim. You must pay the fee which you believe represents the value of your claim.

50,000 or less	\$400.00
More than \$50,000 but less than \$250,000	\$905.00
\$250,000 or more in value	\$1,905.00
Summons Issuance Fee	\$10.00 per Summons

IN ADDITION TO THE FILING FEE AND SUMMONS ISSUANCE FEE, you are responsible for ensuring the complaint is served, which requires getting the complaint to the correct agency for service and paying all service fees associated with service of the complaint .

- If service is outside of Alachua County, you must contact the Sheriff of that county to obtain applicable service fees.
- In addition, it is your responsibility to be sure the return of service is filed with the Clerk. Coordinating with the process server about getting the return of service filed will eliminate confusion about who will file the return.

General

Prior to filling out the complaint, you should get copies of the following:

- The deed(s) you are claiming are fraudulent;
- The deed which conveyed the property in question to you;
- The deed or deeds from prior owners of the property in question necessary to show the chain of title for at least seven years prior to the recording of deed you are claiming is fraudulent; and,
- The Court will determine ownership of the property in question, so you should gather all records that prove your case, including tax records.

Caption (heading on the form)

- In the first blank, above the word "Plaintiff(s)," you should fill in the names of all persons which you claim own the property in question.
- In the second blank, above the word "Defendant(s)," you should fill in the names of all persons which you believe are fraudulently claiming ownership of the property in question.
- The case number and division will be completed by the Clerk's Office.

Introductory Paragraph

- In the first blank, you should again fill in the names of all persons which you claim own the property in question.
- In the second blank, you should again fill in the names of all persons which you believe are fraudulently claiming ownership of the property in question.

Paragraph 2

Fill in the exact legal description of the property in question.

Paragraph 3

In this paragraph, you should list the deeds which show you and, if necessary, the previous owners before you, have owned the property in question for more than seven years. If you have not owned the property in question for more than seven years, you should provide information concerning the deed that transferred the property in question to the person(s) who sold it to you. You should continue providing deed information for each deed necessary to show continuous ownership for a total of more than seven years.

Paragraph 4

Fill in the date, book and page number of the deed or instrument purported to have been signed by plaintiffs or purporting to convey the property to defendant(s).

Signature Block

Each person claiming ownership of the property in question should complete the signature block with the date signed and signatures. Be sure to providing each signor's mailing address, telephone number, and email address. All parties to a court case are required to accept service of court documents by email, unless they file a request to be excused from email service.

READ ALL OF THE INFORMATION AND INSTRUCTIONS BEFORE COMPLETING THE FORMS AND SUBMITTING THEM FOR FILING. RETAIN COPIES OF ALL FORMS FILED FOR YOUR OWN RECORDS. DOCUMENTS MUST BE LEGIBLE, TYPE WRITTEN OR LEGIBLY HANDWRITTEN IN BLACK OR BLUE INK. IT IS IMPORTANT TO REMEMBER THAT A DELAY CAN OCCUR AS A RESULT OF ANY ERRORS IN YOUR PAPERWORK.

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

Plaintiff(s),

Case No.: _____

Division: _____

vs.

Defendant(s).

**COMPLAINT TO QUIET TITLE BASED ON FRAUDULENT CONVEYANCE
UNDER SECTION 65.091, FLORIDA STATUTES**
Fla. R. Civ. Proc. Form 1.925

The Plaintiff(s), _____,
sue(s) defendant(s) _____,
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 real property:

3. Plaintiff shows entitlement to (deraigns) title as follows (must show chain of title for
at least the past 7 years): _____

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:

4. The deed or instrument purported to have been signed by plaintiff(s) or purporting to convey the property to defendant(s), dated _____, recorded in official records book _____, page _____ of the public records of Alachua County, Florida, is fraudulent.

5. Plaintiff did not execute the deed and has not conveyed the property to any person since obtaining the conveyance(s) described in paragraph (3).

6. The deed or instrument described in paragraph (4) did not convey title to defendant because the 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

(Include signature for each Plaintiff)