

IN THE CIRCUIT COURT OF THE 17<sup>TH</sup> JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA

\_\_\_\_\_  
Plaintiff(s)

Case No. \_\_\_\_\_

vs.

\_\_\_\_\_  
Defendant(s)

COMPLAINT TO QUIET TITLE  
(Wild Deed)

Plaintiff (s) \_\_\_\_\_ sues Defendant(s)

\_\_\_\_\_, and alleges as follows:

1. This is an action to quiet title to real property pursuant to Chapter 65, Florida Statutes in \_\_\_\_\_ County, Florida that exceeds \_\_\_\_\_ in value.
2. Plaintiff(s) owns (own) the following described real property (the "Property") in \_\_\_\_\_ County, Florida: \_\_\_\_\_

\_\_\_\_\_  
[LEGAL DESCRIPTION OF PROPERTY]

3. Plaintiff(s) deraigns or deraign (sets forth) title to the Property as attached to this Complaint.

**NOTE: A STATEMENT LISTING ALL OWNERS OF THE PROPERTY FOR AT LEAST THE PAST 7 YEARS MUST BE ATTACHED TO THIS COMPLAINT**

4. Upon receiving the deed described in Paragraph 2, Plaintiff(s) immediately went into possession of the Property and continuously maintained possession of the Property adverse to Defendant(s). Possession by the Plaintiff(s) and the Plaintiff(s)' predecessors in title has lasted for more than seven years.

5. Plaintiff(s) has/have not conveyed the Property to any person since obtaining the conveyance described in Paragraph 2.

6. \_\_\_\_\_ purported to convey the property to \_\_\_\_\_ by that certain deed dated \_\_\_\_\_, and recorded on \_\_\_\_\_ in Official Records Book \_\_\_\_\_ at page \_\_\_\_\_ /OR \_\_\_\_\_ Instrument Number of the public records of \_\_\_\_\_ County, Florida.

7. The deed described in Paragraph 6 did not convey title to defendant(s) because Defendant's(s')/ Grantor(s) had no title (ownership interest) to convey to Defendant.

8. The recording of the deed to Defendant casts a claim (cloud) on Plaintiff's(s') title to the Property which should be removed by the Court.

WHEREFORE, Plaintiff(s) demands (demand) judgment against Defendant(s) quieting title to the Property in Plaintiff by removing the cloud from the title to the Property and adjudging Plaintiff to have good fee simple title to the Property.

\_\_\_\_\_  
[NAME OF PLAINTIFF]

\_\_\_\_\_  
[NAME OF PLAINTIFF]

\_\_\_\_\_  
[MAILING ADDRESS OF PLAINTIFF]

\_\_\_\_\_  
[MAILING ADDRESS OF PLAINTIFF]

\_\_\_\_\_  
[TELEPHONE NUMBER OF PLAINTIFF]

\_\_\_\_\_  
[TELEPHONE NUMBER OF PLAINTIFF]

\_\_\_\_\_  
[E-MAIL ADDRESS OF PLAINTIFF]

\_\_\_\_\_  
[E-MAIL ADDRESS OF PLAINTIFF]