

# Sumter County Prerequisites for Deeds

## Deed of Distribution

- No derivation needed
- Signed by grantor
- Probate w/notary(or Acknowledgment)
- Grantees address
- Return address property
- No affidavit of consideration needed
- Needs 2 witnesses
- Tax map number
- Case file number
- Date of death
- Decedent signature by PR make sure the PR name is signed & printed under 2 witnesses

## Quick Claim Deeds

- No derivation needed
- Signed by grantor
- 2 witnesses needed
- Probate w/notary (or Acknowledgement )
- Grantees address
- Return address
- Property description
- Affidavit of consideration

## Deeds

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- 2 witnesses needed
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**AFFIDAVITS NEEDED WITH ALL DEEDS EXCEPT DEEDS OF DISTRIBUTION**

**NON- WARRANTY DEEDS DON'T NEED DERIVATION CLAUSE**