



2004071603 2 PGS

This instrument prepared by
and return to:
Michael Mountjoy, Esquire
BRADSHAW & MOUNTJOY, P.A.
209 Courthouse Square
Inverness, Florida 34450-4800

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$20.50
DOCUMENTARY TAX: \$0.70
2004071603 BK:1771 PG:213-214
10/06/2004 02:29 PM 2 PGS
JPARRISH,DC Receipt #044861

PARCEL NO.: 18 18S 19E 0110 00510 0290

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 6th day of October, 2004, by JAMES F. O'CONNOR and PATRICIA A. O'CONNOR, his wife of 860 W. Olympia Street, Hernando, FL 34442, hereinafter called the Grantor and referred to in the singular, to JAMES F. O'CONNOR and PATRICIA A. O'CONNOR, as Trustees of that certain JAMES F. O'CONNOR and PATRICIA A. O'CONNOR TRUST of May 16, 1994, whose mailing address is 860 W. Olympia Street, Hernando, Florida 34442, herein called the Grantee, parties of the second part.

WITNESSETH, That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee all of the right, title and interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Citrus, State of Florida, to wit:

Lot 29, Block 51, CITRUS HILLS FIRST ADDITION, according to Plat thereof as recorded in Plat Book 9, Pages 73 through 83, inclusive, Public Records of Citrus County, Florida.

SUBJECT TO easements and restrictions of record.

GRANTORS RESERVE UNTO JAMES F. O'CONNOR AND PATRICIA A. O'CONNOR A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY.

THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED TO SCRIVENER BY GRANTOR. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guideline have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Health Unit.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:

Gloria J. Christy
Signature of Witness:
Gloria J. Christy

Printed Name of Witness:
Donna K. Pierson
Signature of Witness:
Donna K. Pierson
Printed Name of Witness:

James F. O'Connor
JAMES F. O'CONNOR
860 W. Olympia Street
Hernando, FL 34442

Patricia A. O'Connor
PATRICIA A. O'CONNOR
860 W. Olympia Street
Hernando, FL 34442

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 6th day of October, 2004 by JAMES F. O'CONNOR and PATRICIA A. O'CONNOR, () who produced a valid Florida driver's license as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date as shown hereinabove.

Belle Renzi
Notary Public
Commission Number:
My Commission Expires:

