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OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$20 50
DOCUMENTARY TAX \$0 70
2005096478 BK: 1930 PG: 2263
10/28/2005 03:40 PM 2 PGS
ATYRE, DC Receipt #056020

THIS INSTRUMENT WAS PREPARED BY:
RETURN TO:

Marybeth L. Pullum
Pullum & Pullum, P.A.
1330 W. Citizens Blvd., Suite 701
Leesburg, FL 34748

Property Appraisers Parcel I.D. Number(s): 17E18S2501800460
2572027

THIS QUIT CLAIM DEED is made the 18 day of September, A.D., 2005 by **GRADY T. BROWNING AND FORRESTINE T. BROWNING**, husband and wife, hereinafter called the grantor, to **DONALD C. BAKER AND LORRAYNE A. BAKER**, as **TRUSTEES OF THE DONALD C. BAKER AND LORRAYNE A. BAKER REVOCABLE TRUST AGREEMENT DATED NOVEMBER 22, 2002**, whose post office address is 6270 W. Lexington Drive, Crystal River, Florida 34429-9307 hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Citrus County, State of **Florida**, viz:

ALL LANDS LYING IN LOT 46 OF PINEHURST VILLAGE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGES 148-150, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA LOCATED EAST OF THE FOLLOWING DESCRIBED LINE:

Commence at the NE corner of Lot 46 of PINEHURST VILLAGE, according to the Plat thereof as recorded in Plat Book 13, Pages 148-150, Public Records of Citrus County, Florida, said point also being the NW corner of Lot 47 of PINEHURST VILLAGE, according to the Plat thereof as recorded in Plat Book 13, Pages 148-150, Public Records of Citrus County, Florida, thence South 0 degrees 00' 00" East a distance of 102.06 feet to an intersection with the South line of said Lot 46 and POINT OF TERMINUS.

This quit claim deed is filed for the purpose of resolving a title problem created by the encroachment of improvements. Pursuant to this Quit Claim Deed, the boundary line between the property owned by the Grantor and the property owned by the Grantee is relocated. The new boundary line, as described herein, extends in a straight line from the front lot line to the rear lot line through the common wall which separates the improvements of Grantor and Grantee.

THIS INSTRUMENT CONFERS ON THE TRUSTEE/GRANTEE THE FULL POWER AND AUTHORITY TO SELL, CONVEY, GRANT AND ENCUMBER BOTH THE LEGAL AND BENEFICIAL INTEREST IN THE REAL ESTATE HEREIN CONVEYED

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in
the presence of:

Brittany Lodwin
Name: Brittany Lodwin
Bronagh Duggan
Name: Bronagh Duggan

Name: _____

Name: _____

Grady T. Browning
Grady T. Browning
6282 Lexington Drive
Crystal River, FL 34429

Forrestine T. Browning
Forrestine T. Browning
6282 Lexington Drive
Crystal River, FL 34429

STATE OF FLORIDA
COUNTY OF CITRUS

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared GRADY T. BROWNING and FORRESTINE T. BROWNING known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that he executed the same. Said persons (check one) ☒ are personally known to me/ ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to-wit:

Witness my hand and official seal in the County and State last aforesaid this 18 day of September, A.D., 2005.

OCT.

Name: [Signature]
NOTARY PUBLIC
Commission # [Signature]
My Commission Expires: [Signature]

SANDIE A. RIZZO
Notary Public - State of Florida
My Commission Expires Apr 1, 2008
Commission # DD 306098
Bonded By National Notary Assn