

Prepared by:
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2011047619 2 PGS

Prepared without examination of Title

Parcel ID Number:

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$0.70
2011047619 BK:2449 PG:1567
11/21/2011 02:25 PM 2 PGS
BTENNEY, DC Receipt #042305

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1850

.70
1920

QUITCLAIM DEED

This Quitclaim Deed, Made this 26 day of October, 2011 A.D., **Between** PAULA J. MANN, the surviving spouse of JOHN MANN, of the County of Citrus, State of **Florida**, **grantor**, and PAULA J. MANN, the surviving spouse of JOHN MANN, whose address is: 12261 S. Istachatta Road, Floral City, Florida, 34436 of the County of **Citrus** State of **Florida**, **grantee**,

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS----- DOLLARS

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Citrus** State of **FLORIDA** to wit:

See attached Exhibit "A"

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2011.

The purpose of this transfer is to extinguish the right of survivorship in H. Eugene Morris and Paula J. Mann and convert the current ownership into a Tenancy in Common.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in unwise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, the grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Judith R. Hudson
Printed Name: JUDITH R HUDSON
Witness

Paula J. Mann
Paula J. Mann
12261 Istachatta Road
Floral City, Florida 34436

Loei Hill
Printed Name: Loei Hill
Witness

STATE OF FLORIDA COUNTY OF CITRUS

The foregoing instrument was acknowledge before me this 26th day of October, 2011, by PAULA J. MANN who is personally known to me or who has produced _____ as identification.



Lana Brannan
Printed Name: Lana A Brannan
Notary Public
My Commission Expires: 10-21-2012

Exhibit "A"

A parcel of land lying in Section I, a Township 21S, Range 20 East and lying in Section II, Township 21S., Range 20 E, Citrus County, Florida being more particularly described as follows:

Begin at the SW corner of the E 1/2 of the NE 1/4 of the SE 1/4 of said Section 2, run thence N 0°24'11"E along the West line of said E 1/2 of NE 1/4 of SE 1/4 a distance of 1298.01 feet to the Southerly right of way line of Thomas Road, run thence N 85°04'17"E along the Southerly right of way line of Thomas Road a distance of 373.47 feet to a point on the North line of said E 1/2 of NE 1/4 of SE 1/4, run thence S 89°51'29"E along the North line of said E 1/2 of NE 1/4 of SE 1/4 a distance of 128.02 feet to a point on the West line of the East 2 1/2 chains of the SE 1/4 of the NE 1/4 of said Section 2, run thence N 0°21'44"E along said West line a distance of 11.66 feet to the Southerly right of way line of Thomas Road, run thence N 84°56'10"E along the Southerly right of way line of Thomas Road and into said Section 1, a distance of 320.58 feet, thence departing said Thomas Road run S 0°21'59"W parallel with the West line of the SW 1/4 of said Section 1, a distance of 2068.23 feet, run thence N 89°38'21"W a distance of 154.00 feet to a point on line between said Sections 1 and 2, said point being N 0°21'59"E 640.51 feet from the SW corner of said Section 1, thence continue N 89°38'21"W a distance of 127.83 feet, run thence N 0°21'59"E a distance of 663.20 feet to a point on a line into said Section 2 that is 30 feet South of and parallel with the North line of the SE 1/4 of the SE 1/4 of said Section 2, run thence N 89°38'21"W parallel with the North line of said SE 1/4 of SE 1/4, a distance of 995.15 feet to the curved Easterly right of way line of County Road C-39, said curve being concave Northwesterly and having a radius of 133 feet, thence Northerly along the arc of said curve, through an angle of 13°18'44" an arc distance of 30.90 feet to a point on the North line of said SE 1/4 of SE 1/4, thence departing said County Road C-39, run thence S 89°38'21"E a distance of 463.63 feet to the POINT OF BEGINNING.

LESS OR MINUS THE FOLLOWING DESCRIBED PARCEL OF LAND WHICH IS PART THEREOF:

Begin at the SW corner of Section I, run thence N 0° degrees 21' minutes 59" seconds East a distance of 640.51 feet, run thence N 89°38'21" W a distance of 127.83 feet to the Point of Beginning, run thence N 0°21'59" E a distance of 386.4 feet, run thence S 89°38'21" E a distance of 281.83 feet and into Section I, run thence South 0°21'59" West, a distance of 386.4 feet, run thence N 89°31'21" W, a distance of 154.00 feet to a point on the line between Section I and Section II, said point being N 0°21'59" E, 640.51 feet from the SW corner of said Section I, thence continue N 89°38'21" W into said Section II, a distance of 127.83 feet to the point of beginning, being 2.5 acres MOL.