

Return to:

Mr. Nestor John Smolinski

70 W. Byrsonima Loop

Homosassa, Florida 34446

Prepared by: Peter C. Limberis

Law Office of Peter C. Limberis

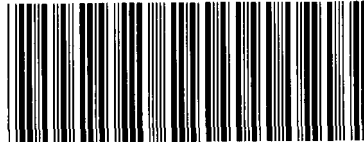
Mailing address: 4377 Commercial Way #307

Spring Hill, Florida 34606

Phone 352-592-9003

I hereby certify that I prepared this instrument from information given to me by the parties hereto. I do not guarantee either marketability of title or accuracy of description, as I did not search the title of the property involved.

PARCEL ID # 20-20S-18E-0020-0350



2013055525 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$0.70
2013055525 BK:2592 PG:996
11/25/2013 02:23 PM 1 PG
KHUNT,DC Receipt #049275

Quit Claim Deed

This Quit Claim Deed, made this 25th day of NOVEMBER, 2013, between Nestor John Smolinski, a single man, whose post office address is 70 W. Byrsonima Loop, Homosassa, Florida 34446 hereinafter called the Grantor, to Nestor John Smolinski, as Trustee of "The Nestor John Smolinski Revocable Living Trust, U/D/T dated 11/25/2013", whose post office address is 70 W. Byrsonima Loop, Homosassa, Florida 34446, hereinafter called the Grantee: (Whenever used herein the terms "grantors" and "grantees" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns or corporations, wherever the context so admits or requires.)

Witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaims to Grantee and Grantee's heirs, executors, administrators, and assigns forever all of the right, title and interest of Grantor in the following described land situated in Citrus County, Florida:

Lot 35, The Hammocks of Sugarmill Woods, a Replat, according to the plat thereof recorded in Plat Book 14, Page 6 through 9, Public Records of Citrus County, Florida.

Subject to all easements, restrictions and reservations of record.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS HIS CONSTITUTIONAL HOMESTEAD AS MADE AND PROVIDED BY THE LAWS OF THE STATE OF FLORIDA, AND IS CONTIGUOUS TO GRANTOR'S HOMESTEAD.

Signed in the presence of:

Witness:

Nikki Limberis

Nestor John Smolinski (S.)
Nestor John Smolinski / Grantor

Print name: NIKKI LIMBERIS

Address: 5217 Sowannee Road
Weechi Wachee, FL 34607

Witness:

Joanne C. Messina

Print name: Joanne C. Messina

Address: 4300 W. Lee Ann Ln
Lecanto, FL 34461

State of Florida}

County of Citrus}

On 1 / 1 / 2013, before me, Notary Public for the State of Florida at Large, the undersigned

officer, personally appeared Nestor John Smolinski, the Grantor, and NIKKI LIMBERIS

and JOANNE C. MESSINA, the Witnesses, all of whom ☒ are personally known to me or ☐

☒ presented to me proper identification, and who acknowledged before me that they executed the

foregoing instrument freely and voluntarily and for the purposes therein expressed and took an

oath.

Witness my hand and official seal this 25th day of NOVEMBER, 2013.

Peter C. Limberis
Peter C. Limberis / Notary Public, State of Florida

PETER C. LIMBERIS
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # EE002680
EXPIRES 7/13/2014
BONDED THRU 1-888-NOTARY1