



2014005296 2 PGS

This instrument prepared by: *Return to:*  
Linda A. Cochran, 8550 NW 40 St.,  
Chiefland, Fl 32626 (352) 4931742

**THIS QUIT CLAIM DEED** executed this 5 day of January 2014 by

RONALD DEAN, a single man, 8550 NW 40 St., Chiefland, Florida 32626 , JAMES COCHRAN and LINDA COCHRAN, husband and wife, as joint tenants with full rights of survivorship, whose mailing address is: 8550 NW 40th Street, Chiefland, Florida 32626-7042 to VIRGIL BEST and SHIRLEY BEST, husband and wife, second party.

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt of whereof is hereby acknowledged, does hereby remise, release and quit -claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party 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:

SEE EXHIBIT "A" ATTACHED HERETO.

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 first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Donna Bain  
Witness

Donna Bain  
Printed Name of Witness

A. Johnson  
Witness

Amanda Johnson  
Printed Name of Witness

[Signature]  
RONALD DEAN, 8550 NW 40 St, Chiefland, Fl 32626

[Signature]  
JAMES COCHRAN, 8550 NW 40 St, Chiefland, Fl 32626

[Signature]  
LINDA COCHRAN, 8550 NW 40 St, Chiefland, Fl 32626

OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$19.50  
DOCUMENTARY TAX: \$0.70  
# 2014005296 BK: 2604 PG: 32  
02/06/2014 03:03 PM 2 PGS  
TSTEELFOX, DC Receipt #004783

STATE OF FLORIDA  
COUNTY OF LEVY

I hereby certify that on this 5<sup>th</sup> day of January 2014 before me personally appeared RONALD DEAN, JAMES COCHRAN and LINDA COCHRAN, who executed the foregoing instrument and who produced a FL Driver's License # D500 737 65 269-0, C265 458 31 267-0, C265 521 48 512-0 as identification, and who did not take an oath.

[Signature]  
NOTARY PUBLIC  
ROSEMARY J McCall  
ROSEMARY J. MCCALL  
Commission # EE 130236  
Expires January 14, 2016  
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 20 EAST, THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 304.20 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH, ALONG SAID WEST LINE A DISTANCE OF 210.00 FEET MORE OR LESS TO THE WATERS OF LAKE TSALA APOPKA, THENCE ALONG SAID WATERS, THE FOLLOWING COURSES AND DISTANCES NORTH 80 DEG. EAST 75.00 FEET, THENCE NORTH 62 DEG. 03'50" EAST 134.30 FEET, THENCE NORTH 40 DEG. EAST 175.00 FEET TO A POINT THAT BEARS EAST FROM THE POINT OF BEGINNING, THENCE WEST 305.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. BEING LOT 10, OF MAGNOLIA WOODS, AN UNRECORDED SUBDIVISION, SUBJECT TO AN EASEMENT OVER AND ACROSS THE NORTH 64.20 FEET OF THE ESST 30. 00 FEET TO SAID LANDS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHER AS DESCRIBED IN WARRANTY DEED DATED MARCH 21, 1980, FILED APRIL 1, 1980, AND RECORDED IN OFFICIAL RECORDS BOOK 555, PAGE 676, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.