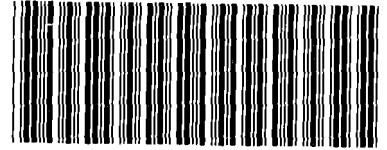


*This Instrument Prepared By and
after recording return to:*

TANYA M. WILLIAMS, ESQUIRE
HAAG, HAAG & FRIEDRICH, P.A.
452 PLEASANT GROVE ROAD
INVERNESS, FL 34452

Property Appraiser's
Identification Number:
20E 19S 020010 000A0 0020

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$0.70
2014029517 BK:2631 PG:639
07/02/2014 03:50 PM 2 PGS
WCORNELIUS,DC Receipt #026417



2014029517 2 PGS

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 23rd day of December, 2013, by **ANGELA MELENDEZ**, a single woman, whose address is 12360 S.E. 104th Terrace, Belleview, Florida 34420, first party, to **ROBERT L. BRIDWELL**, a **unremarried widower**, whose post office address is 12 S. Sunset Terrace, Inverness, Florida 34450, second party:

WITNESSETH that the said first party, for and in consideration of LOVE AND AFFECTION and the sum of \$10.00, in hand paid by the said second party, and other valuable considerations, the receipt 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:

1/2 interest in

Lot 2 in Block "A", of POINT O'WOODS, UNIT NO. 1, recorded in Plat Book 4, Page 5, Public Records of Citrus County, Florida.

SUBJECT to lien of taxes for 2013 and subsequent.

SUBJECT to easements, restrictions, covenants, limitations and conditions of record, if any.

GRANTOR states that the above-described property is not her homestead nor is it contiguous to lands claimed by her as her homestead.

THE consideration for this deed is the love and affection that naturally exists between family members. Accordingly, pursuant to Florida Statutes 201.01 et. seq., and F.A.C. 12B-4.014(2)(b), only minimum documentary stamp tax is due.

FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

✓ **"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 GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY PUBLIC HEALTH UNIT."

THIS DEED HAS BEEN PREPARED BASED ON LEGAL DESCRIPTION PROVIDED TO SCRIVENER BY GRANTOR AND SCRIVENER DOES NOT GUARANTEE DESCRIPTION OF TITLE VALIDITY.

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:

April Naderio
Witness Signature

April Naderio
Printed Name

[Signature]
Witness Signature

Theresa Quinn
Printed Name

Angela Melendez
ANGELA MELENDEZ
12360 S.E. 104th Terrace
Bellevue, Florida 34420

STATE OF FLORIDA
COUNTY OF Marion

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgment, personally appeared, **ANGELA MELENDEZ**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification of the above-named person: Driver's License and that an oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of December, A.D. 2013.



JENNIFER KATZ
MY COMMISSION # EE 005445
EXPIRES: June 29, 2014
Bonded Thru Budget Notary Services

[Signature]
Notary Signature
Jennifer Katz
Printed Name
My Commission Expires: