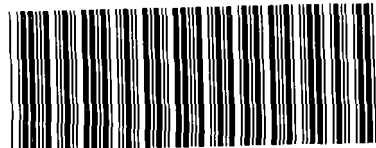


*This Instrument Prepared By and  
after recording return to:*

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  
# 2014029518 BK:2631 PG:641  
07/02/2014 03:50 PM 2 PGS  
WCORNELIUS,DC Receipt #026417



2014029518 2 PGS

## QUIT CLAIM DEED

**THIS QUIT CLAIM DEED** executed this 8 day of November, 2013, by **MATTHEW MELENDEZ**, a Married man, whose address is 4911 N.E. 22<sup>nd</sup> Terrace, Ocala, Florida 34457, 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 his homestead nor is it contiguous to lands claimed by him as his 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.

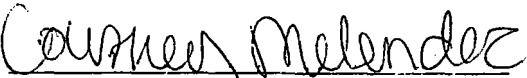
Signed, sealed and delivered  
in the presence of:



Witness Signature

Richard Melendez

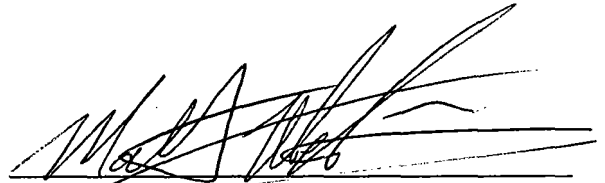
Printed Name



Witness Signature

Courtney Melendez

Printed Name



**MATTHEW MELENDEZ**

4911 N.E. 22<sup>nd</sup> Terrace

Ocala, Florida 34457

**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, **MATTHEW MELENDEZ**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: personally known and that an oath was not taken.

**WITNESS** my hand and official seal in the County and State last aforesaid this 8 day of NOVEMBER, A.D. 2013.





Notary Signature

Tauna B. Fulford

Printed Name

My Commission Expires: