

Sales Price: \$10.00
Doc. Stamps: \$.70
PREPARED BY AND RETURN TO:
JOHN H. EDEN IV, ESQ.
POST OFFICE BOX 2755
INVERNESS, FL 34451-2755

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 14th day of April, 2015, by **ANGELA SERGENT**, a single person, whose address is 145 N Horse Prairie Rd., Inverness, FL 34450, Grantor, to **ANGELA SERGENT, as Trustee of the ANGELA SERGENT REVOCABLE TRUST dated 4/14/15**, whose address is 145 N Horse Prairie Rd., Inverness, FL 34450, Grantee,

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said Grantor, for good and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, convey, remise, release and quit-claim the remainder interest unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor 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:

S1/2 OF N1/2 OF NW1/4 OF SW1/4, LESS W 30 FT FOR RD R/W & RESERVATIONS OF REC DESC IN OR BK 878 PG 1921 & OR BK 107 9 PG 2005 & OR BK 1095, PG 1411 OR 426,978, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PROPERTY APPRAISER'S PARCEL I.D. NO.: 20E19S02 34400

Grantor acknowledges and attests that the above-described parcel of land is homestead property and that the recording of this deed is not intended to affect her claim for such exemption. Further, Grantor reserves the right to reside upon any real property placed in the above-referenced trust as her permanent residence during the remainder of her life. It is the intent of this provision to retain for the Grantor the requisite beneficial interest and possessory right in and to such real property to comply with Florida Statute, §196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.

This deed is being conveyed by Grantor as a transfer to her revocable trust for estate planning purposes, therefore, only minimum documentary stamps are required.

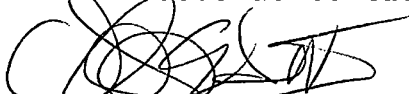
THIS INSTRUMENT PREPARED BY SCRIVENER BASED UPON INFORMATION PROVIDED TO SCRIVENER BY GRANTOR. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use and benefit of the said Grantee forever.

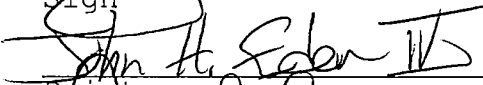
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses as to Grantor:



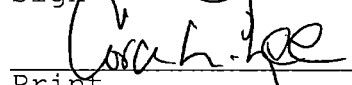
Sign



Print

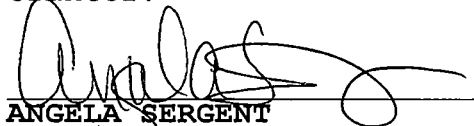


Sign



Print

Grantor:



ANGELA SERGENT

Address:

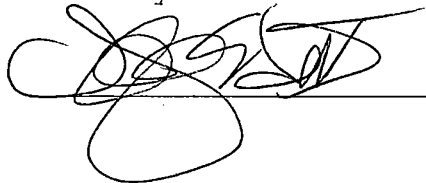
145 N Horse Prairie Rd.
Inverness, FL 34450

**STATE OF FLORIDA
COUNTY OF CITRUS**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, **ANGELA SERGENT**, who is personally known to me or has provided _____ as identification.

My commission expires:

Notary Public





JOHN H. EDEN IV
Notary Public, State of Florida
Comm. No. FF 92467
My Comm. Expires 02/12/2018