

**Prepared By and Return To:**  
Law Offices of Stephen K Hachey  
4007 N Taliaferro Ave. Suite B  
Tampa, FL 33603  
Kristi Sereno

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED made and executed this 17 day of September, 2015 between Brian Shatney and Kimberly Shatney, Husband and wife as the "grantor," and Brian Shatney, a single man as the "grantee," whose mailing address is 7 LYSILOMA CT., HOMOSASSA FL 34446

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:**

That grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt which is acknowledged, by these presents, does hereby remise, release, and quit-claim 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 Citrus County, Florida, to wit:

Lot 18, Block B-9, Cypress Village, Sugarmill Woods, according to the map or plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16 Public Records of Citrus County, Florida, as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida

Alt Key No. **1532914** Parcel ID: **18E20S130010 00090 0180**

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 grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

**\*\*This is the Grantor's Florida Constitutional Homestead property\*\***

**THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR WITHOUT THE BENEFIT OF A TITLE SEARCH, EXAM, OR TITLE INSURANCE.**

IN WITNESS WHEREOF, grantors have set their hand and seal the day and year first above written.

**Signed, sealed, and delivered**  
**in the presence of these witnesses:**

Craig Anderson  
Witness #1 Signature  
CRAIG ANDERSON  
Witness #1 Name Printed

Kimberly Shatney  
Kimberly Shatney, Grantor

Shannon Crawford  
Witness #2 Signature  
SHANNON CRAWFORD  
Witness #2 Name Printed

STATE OF FLORIDA  
COUNTY OF CITRUS

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and the county aforesaid to take acknowledgements, personally appeared KIMBERLY SHATNEY, who produced FL DRIVER'S LICENSE as identification and who executed the foregoing instrument and she/he acknowledged before me that she/he executed the same.

Witness my hand and official seal in the County and State aforesaid this 17 day of SEPTEMBER, 2015.

Shannon Crawford  
Notary Public  
My Commission Expires 3/16/18

[affix seal below]

