

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

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

Property Appraiser's
Identification Number:
18E 17S 100030 02340 0110

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 29th day of June, 2016, by **LOURDES NEGRON-TORRES**, a single woman, whose mailing address is 500 Calle 220, Apt. 1503, Carolina, Puerto Rico 00982, first party, to **ESTHER B. NEGRON**, a married woman, whose post office address is 3525 Century Avenue N. Apt. 28, White Bear Lake, Minnesota 55110, second party:

WITNESSETH that the said first party, for and in consideration of the sum of \$10.00 and other valuable consideration, 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:

Lot 11, Block 234, Citrus Springs, Unit 3, as said lot is shown on map or plat of said subdivision recorded in Plat Book 5, Page 125, Public Records of Citrus County, Florida.

SUBJECT to lien of taxes for 2016 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 Chapter 201, Florida Statutes, and Chapter 12B-4, Florida Administrative Code, and as subsequently amended, 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."

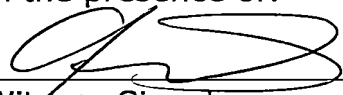
THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA IS NOT RESPONSIBLE FOR, NOR IS ANY OTHER GOVERNMENTAL AGENCY RESPONSIBLE FOR MAINTENANCE OR IMPROVEMENT OF ANY DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED.

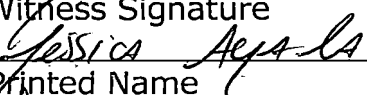
THIS DEED HAS BEEN PREPARED BASED ON LEGAL DESCRIPTION PROVIDED TO SCRIVENER BY GRANTORS AND SCRIVENER DOES NOT GUARANTEE DESCRIPTION OF TITLE VALIDITY.

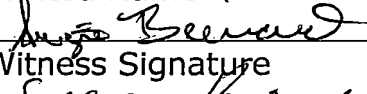
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the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

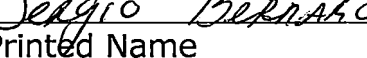
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:



Witness Signature


Printed Name


Witness Signature


Printed Name



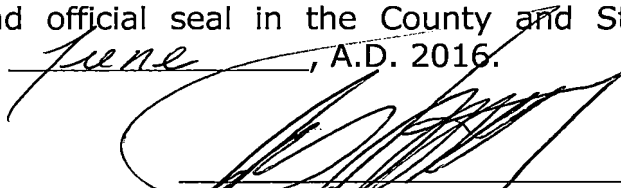
LOURDES NEGRON-TORRES
Post Office Box 3883
Bayamon, Puerto Rico 00958

STATE OF PUERTO RICO
COUNTY OF Caguas

Off. Inv. # 60050

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgment, personally appeared, **LOURDES NEGRON-TORRES**, 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 # 2120995 and that an oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of June, A.D. 2016.



Notary Signature
Jesus Vazquez Magerat

Printed Name
My Commission Expires:
Commission does not expire.

