

Prepared by:  
Record and Return to:  
MARTIN COURTOIS  
5141 LYDIA COURT  
SPRING HILL FL. 34608

**Quit Claim DEED**

This Quit Claim Deed made on the 27 day of December, 2016

Between: DEAN JENSEN

Whose mailing address is: 16585 LEAFWOOD COURT MEADOW VISTA, CA. 95722

Hereinafter called the First Party,

and: MARTIN COURTOIS

Whose mailing address is: 5141 LYDIA COURT, SPRING HILL FL. 34608

Hereinafter called the Second Party, **WITNESSETH**, that the First Party, for and in consideration of the sum of

\$ 30,000. in hand paid by the said Second Party, 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 with 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

HOMOSASSA, State of FLORIDA to wit:

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED.

Subject to covenants, restrictions, easements of record and taxes for the current year.

TAX FOLIO NUMBERS: 1182093, 2223081, 2223090

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 behoove of the said Second Party.

IN WITNESS WHEREOF, the First Party has caused these presents to be executed in his or her name this 27<sup>th</sup> day of December, 2016.

(Witness) [Signature]  
RAM SIXENA

(Witness) [Signature]  
P.D. LAI

(Grantor) [Signature]  
DEAN M. JENSEN

(Grantor) \_\_\_\_\_

**SCHEDULE A  
LEGAL DESCRIPTION**

AK: 1182093 (TAX FOLIO NUMBER)

Parcel ID:

17E20S240010 000F0 0110

Location Address:

8874 S SUNCOAST BLVD  
HOMOSASSA

Legal Description:

US 19 NO 3 ADDN PB 2 PG 123 LOTS 11, 12, 13, 14, 15, & 16 BLK F

AK: 2223081 (TAX FOLIO NUMBER)

Parcel ID:

18E20S130020 02460 0340

Location Address:

44 MATRICARIA COURT  
HOMOSASSA

Legal Description:

SUGARMILL WOODS OAK VLG PB 10 PG 10 LOT 34 BLK 264

AK: 2223090 (TAX FOLIO NUMBER)

Parcel ID:

18E20S130020 02460 0350

Location Address:

46 MATRICARIA COURT  
HOMOSASSA

Legal Description:

SUGARMILL WOODS OAK VLG PB 10 PG 10 LOT 35 BLK 264

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Alameda )

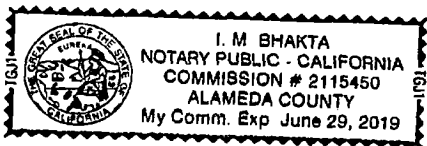
On Dec 27, 2016 before me, I. M. BHAKTA, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Dean Jensen  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature I. M. Bhakta  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Quit Claim Deed Document Date: Dec 27, 2016  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_