

Sales Price: \$10.00
Doc. Stamps: \$.70
PREPARED BY AND RETURN TO:
Ashley Ackerman
6040 W Pine Circle
Crystal River, FL 34429

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 31 day of August, 2018, by **Gulf Coast Sports AE&S LLC, a Florida Limited Liability Company**, whose address is 6752 W Gulf to Lake Hwy, Crystal River, FL 34429, as Grantor(s), to **Ashley Ackerman, a single woman**, whose address is 6040 W Pine Circle Crystal River FL 34429, as Grantee(s).

(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 to 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:

For a complete legal description, see Exhibit "A" attached hereto and made a part hereof.

PROPERTY APPRAISER'S TAX I.D. NO.: 1050090

This deed is being conveyed by Grantor as a gift of love and affection between family members, therefore, only minimum documentary stamps are required.

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 both Grantor(s):

Grantor(s):
Gulf Coast Sports AE&S LLC

Barbara McKinnell
Sign

Ashley Ackerman, President
Ashley Ackerman, President

Barbara McKinnell
Print

Barbara Howard
Sign

Barbara Howard
Print

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this 31 day of August, 2018, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, **Ashley Ackerman, President of Gulf Coast Sports AE&S LLC, a Florida Limited Liability Company**, who is/are personally known to me or have/has provided Personally Known as identification.

My commission expires:

Barbara Howard
NOTARY PUBLIC

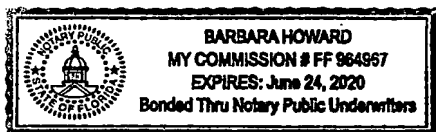


Exhibit "A"

Commence at the Southwest corner of Section 4, Township 18 South, Range 17 East, Citrus County, Florida, said corner being on the right-of-way of a county road; thence North 82° 01' 58" East along said right-of-way 327.42 feet to the Point of Beginning; thence North 0° 59' 24" West 954.48 feet; thence North 88° 53' 24" East 325.0 feet; thence South 0° 59' 24" East 1019.0 feet to the right-of-way of said county road; thence along said right-of-way, following a curve to the left, an arc distance of 326.66 feet to the end of said curve, having a chord of 320.90 feet and a chord bearing of North 79° 16' 32" West; thence South 82° 01' 58" West, 10.87 feet to the Point of Beginning.

Also known as Tract F, GREENWOOD ACRES, THIRD ADDITION, an unrecorded subdivision.