

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 19<sup>th</sup> day of September, 2019, by **SUNSHINE LAND OF CITRUS COUNTY, FLORIDA, INC.**, whose address is 255 E. Highland Blvd., Inverness, FL 34452, as Grantor(s), to **JOYCE ELLEN ROESCH, as Trustee of the ROESCH FAMILY REVOCABLE TRUST dated 8/21/19**, whose address is 255 E. Highland Blvd., Inverness, FL 34452, 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 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:

**LOT 1, OF HOMOSASSA HIDEAWAY UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 3, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.**

**A/K/A 6859 S. MASON CREEK RD., HOMOSASSA, FLORIDA.**

**PROPERTY APPRAISER'S TAX I.D. NO.: 17E20S080020 0010, ALTERNATE KEY #1179939**

This deed is being conveyed by Grantor 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 both Grantor

Grantor(s):

**SUNSHINE LAND OF CITRUS  
COUNTY, FLORIDA, INC.**

Tara Outler  
Sign

By: Joyce E. Roesch  
**JOYCE E. ROESCH, President**  
255 E. Highland Blvd.  
Inverness, FL 34452

Tara Outler  
Print

Paula J. Downin  
Sign

Paula J. Downin  
Print

**STATE OF FLORIDA  
COUNTY OF CITRUS**

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **JOYCE E. ROESCH**, as President of **SUNSHINE LAND OF CITRUS COUNTY, FLORIDA, INC.**, to me well known to be the person described in or who produced as identification his drivers license and who executed the foregoing Affidavit, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Inverness, Citrus County, Florida, this 19<sup>th</sup> day of September, 2019.

My commission expires:

Paula J. Downin  
NOTARY PUBLIC

