

This instrument prepared by
And return to: Michael Mountjoy, Esquire
BRADSHAW & MOUNTJOY, P.A.
209 Courthouse Square
Inverness, Florida 34450
(352) 726-1211

Property Appraiser's
Parcel Identification No. 20E19S290010 03770 0010

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 14th day of November, 2021, by DAVID B. SITTS, and JANICE E. SITTS, husband and wife, whose mailing address is 15 Ash Street, Corinth, New York 12822, hereinafter called the Grantor and referred to in the singular, to JULIE M. SITTS, a single woman, whose mailing address is 613 W. Valley Road, Argyle, New York, 12809, herein called the Grantee:

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN (\$10) DOLLARS and other valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee all of the right, title and interest, claim and demand which the 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 in Block 377, of INVERNESS HIGHLANDS WEST, according to the map or plat thereof recorded in Plat Book 5, pages 19 to 33 inclusive, public records of Citrus County, Florida.

SUBJECT TO easements and restrictions of record.

The scrivener of this instrument has not examined title to the Property, has utilized legal descriptions provided by the Grantor, and has relied upon the representations of the Grantor that Grantor is the holder of title to the Property. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of the Grantor to hold such title in the manner represented.

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 guideline have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Health Unit.

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

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

Signed, sealed and delivered in the presence of:

Michaela Boree

Witness

Michaela Boree
Printed name of witness

Joelle L. Warrington

Witness

Joelle L. Warrington
Printed name of witness

David B. Sitts

DAVID B. SITTS

15 Ash Street
Corinth, New York 12822

Janice E. Sitts

JANICE E. SITTS

15 Ash Street
Corinth, New York 12822

STATE OF NEW YORK
COUNTY OF SARATOGA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of November, 2021, by DAVID B. SITTS and JANICE E. SITTS,

(X) who is personally known to me.

(X) who produced NYDL 279606980 (David), NYDL 81139949 (Janice) as identification.

WITNESS my hand and official seal in the State and County aforesaid.

Joelle L. Warrington
Notary Public

Joelle L. Warrington
Printed Name of Notary

My Commission expires: May 13, 2025

Commission No: 01WA6280757

JOELLE L. WARRINGTON
Notary Public, State of New York
Saratoga Co. #01WA6280757
Commission Expires May 13, 2025