

Prepared By:  
Jessie Shepherd  
Omega National Title Agency, LLC  
225 South Westmonte Drive, Suite 2050, Altamonte Springs, Florida 32714  
File Number: 22-00101SAN  
Parcel ID No: 19E18S270020 0787 (aka 1952379)

### Quit Claim Deed

Made this January 26<sup>th</sup>, 2022 A.D. by **Business Solutions of Hillsborough LLC, A Florida Limited Liability Company, whose Post Office Address is, 8601 Tatum Road, Plant City FL 33567** hereinafter called the grantor, to **Carolyn Sue Guarino, a married woman** whose post office address is: **10306 SW 53rd Ter, Bushnell FL 33513** hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Citrus County, Florida, viz:

The South 132 feet of the East 158.75 feet of the West 317.50 feet of Tract 78, HERCALA ACRES UNIT NO. 2, according to the plat thereof recorded in Plat Book 8, Pages 16, 17, and 18, of the Public Records of Citrus County, Florida.

1080 E Figaro Ct, Hernando, Florida 34442  
19E18S270020 0787 (aka 1952379)

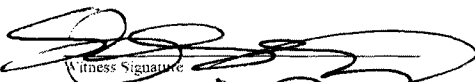
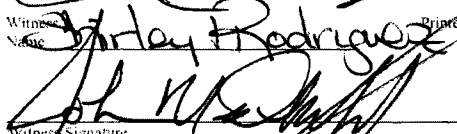
Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

**This Deed is prepared without benefit of a title search and none is implied.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

**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 grantor, either in law or equity, to the only proper use, benefit and behoof 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 our presence:*

Witness Signature   
Witness Name Shirley T Rodriguez Printed  
Witness Signature   
Witness Name John Muddick Printed

(Seal)  
**Simon D. Offewell, Manager of Business Solutions of Hillsborough LLC, A Florida Limited Liability Company**  
Address: 8601 Tatum Road, Plant City FL 33567

State of Florida Hillsborough  
County of Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26<sup>th</sup> day of January, 2022, by **Simon D. Offewell, Manager of Business Solutions of Hillsborough LLC, A Florida Limited Liability Company**, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Public   
Print Name: Shirley T Rodriguez  
My Commission Expires: \_\_\_\_\_  
