

Prepared by and Return To:  
Tina M. Mays, Esq.  
Mizell & Mays Law Firm, P.A.  
331 Sullivan Street  
Punta Gorda, Florida 33950  
Record \$18.50/Doc \$.70/Index \$ 00  
Parcel Identification No.: 18E18S130110 000E0 0020

**This instrument was prepared without the benefit of a title examination.**

**QUIT CLAIM DEED**

THIS INDENTURE, made this 21 day of March, 2022, between **CONSTANCE A. LEIPS**, a single individual, as Grantor, and **CONSTANCE A. LEIPS**, as to a one-half (1/2) interest and **KEELY L. ALLEN**, as to a one-half (1/2) interest, as joint tenants with rights of survivorship, Grantee, with an address of 380 W. Shakespeare Dr., Beverly Hills, FL 34465.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which said Grantor has in and to the following-described property, situate, lying and being in the County of Citrus State of Florida; to-wit:

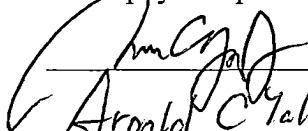
Lot 2, Block E, High Ridge Village, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 28 through 33, of the Public Records of Citrus County, Florida.

Subject to reservations, restrictions, easements of record, zoning, applicable governmental regulations, and taxes for the current year.

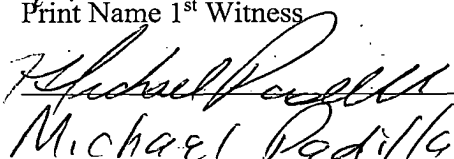
TO HAVE AND TO HOLD the same, with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee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

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered  
in our physical presence:

  
\_\_\_\_\_  
Arnold C. Tate Jr.  
Print Name 1<sup>st</sup> Witness

  
\_\_\_\_\_  
CONSTANCE A. LEIPS

  
\_\_\_\_\_  
Michael Padilla  
Print Name 2<sup>nd</sup> Witness

Page 2 of 2 - Parcel ID No.: 18E18S130110 000E0 0020  
Lot 2, Block E, High Ridge Village

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument, Quit Claim Deed, was acknowledged before me, by means of physical presence, this 21 day of MARCH, 2022 by CONSTANCE A. LEIPS, who has produced FI 01 as identification or is personally known to me.



(Affix Seal)

Michael Padilla  
State of Florida  
My Commission Expires 01/09/2023  
Commission No. GG 289797

Michael Padilla  
Notary Public - State of Florida  
Print Name: Michael Padilla

**\*\* NOTE TO CLERK – This Quit Claim Deed is being executed and recorded pursuant to a gift transaction with no consideration. Hence, no documentary stamp tax in excess of the nominal .70 is due for this Quit Claim Deed.**