

Prepared by Susan L. Dunham
Nature Coast Legal Services, LLC
103 W. Dampier Street
Inverness, FL 34450
Please return to:
Mr. Scott Edward Powers
224 E. Lancaster Street
Lecanto, FL 34461

Parcel ID: 19E18S310020 000E0 0020

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, Executed the 3rd day of August, 2022, by Scott Edward Powers, a married man, whose address is 224 E. Lancaster Street, Lecanto, , Florida 34461 (Grantor); to Scott Edward Powers and Wai Ting Lam, as Husband and Wife, whose address is 224 E. Lancaster Street, Lecanto, , Florida 34461 (Grantees).

(Whenever used herein the terms "Grantor" and "Grantees" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, whenever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$10.00, in hand paid by the Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantees forever, in the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, to-wit:

Lot 2, Block E, KENSINGTON ESTATES UNIT TWO, a subdivision according to the plat thereof recorded in Plat Book 11, Pages 66 through 70, inclusive, of the Public Records of Citrus County, Florida.

SUBJECT TO covenants, restrictions and easements of record.

Property Address: 224 E. Lancaster Street, Lecanto, FL 34461

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantees forever. The property IS the homestead property of the Grantor.

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

Signed, sealed and delivered in the presence of:



Scott Edward Powers, Grantor

WITNESSES:

Witness Susan Dunham
Name: Susan Dunham
Address: 103 W Dampier St
Inverness, FL 34450

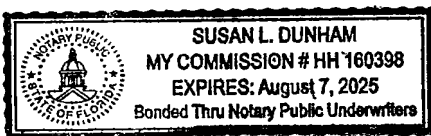
Witness Janice Feliciano
Name: Janice Feliciano
Address: 12561 E Gulf to Lake Hwy
Inverness, FL 34450

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Scott Edward Powers, known to me to be the person described in and who executed the foregoing instrument or who produced US PASSPORT as identification, and who acknowledged before me that he executed the same, and an oath was not taken.

WITNESS my hand and official seal at Inverness, FL this 3rd day of August, 2022.

(SEAL)



Susan L. Dunham
NOTARY PUBLIC
My Commission Expires: 8-7-2025