

Prepared by and when recorded return to:

Slaymaker and Nelson, P.A.
By: Thomas E. Slaymaker
2218 Highway 44 West
Inverness, Florida 34453

(Space above this line reserved for recording office use only)

QUIT-CLAIM DEED
(with enhanced life estate reserved in Grantor)

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: John J. Brown and Sandra M. Brown, as husband and wife
9686 West Cedar Street
Crystal River, FL 34428

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Stacey Jo Waldron
c/o 9686 West Cedar Street
Crystal River, FL 34428

Ann Marie Sears
c/o 9686 West Cedar Street
Crystal River, FL 34428

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Lot 62, BAYVIEW HOMES COMPANY'S FIRST ADDITION TO CRYSTAL RIVER, according to a plat thereof recorded in Plat Book 1, Page 34, Public Records of Citrus County, Florida.

The Property Appraiser's Parcel Identification Number is 17E18S210140 0620.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

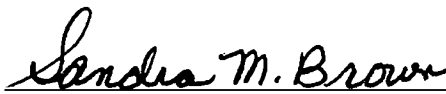
6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5 which I have received, I convey, remise (give up a claim), and quit-claim (transfer without warranty) to you any interest I may have in and to the Real Property, subject however, to a life estate without any liability for waste, with full power and authority to sell, convey, re-convey the Real Property to myself to change the remaindermen, mortgage, lease and otherwise dispose of the Real Property in fee simple with or without consideration, without joinder by you, and to retain absolutely any and all proceeds derived therefrom, expressly reserved to me so long as I may live.

Executed on December 30, 2022.



John J. Brown
9686 West Cedar Street
Crystal River, FL 34428



Sandra M. Brown
9686 West Cedar Street
Crystal River, FL 34428

Signed in the presence of:



Michele Meisner, Witness
6237 South Suncoast Boulevard
Homosassa, FL 34446

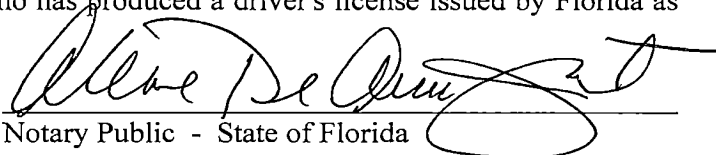
Signed in the presence of:



De Anna Just, Witness
6237 South Suncoast Boulevard
Homosassa, FL 34446

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence, this 30th day of December, 2022, by John J. Brown, who has produced a driver's license issued by Florida as identification, and by Sandra M. Brown, who has produced a driver's license issued by Florida as identification.


Notary Public - State of Florida



ALENE DEANNA JUST
Commission # HH 033609
Expires October 28, 2024
Bonded Thru Budget Notary Services