

This Instrument Prepared By and Return to. Dawn Regan 1488 Hwy 41N. Inverness, FL 34450

QUITCLAIM DEED

This Quitclaim Deed, made this 14th day of April, 2023, between James Luchs, Jr and Ralph Cochran _____, whose address is -213 Union Ave., Stratford, NJ 08084 _____, Grantors, and -213 Union Ave., Stratford, NJ 08084 _____ James Luchs, Jr _____, Grantees.

Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)----- DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of CITRUS, State of Florida, to-wit:

OAKWOOD VILLAGE OF BEVERLY HILLS PHASE 2 PG 14 PG 15 LOT 2BLK 208

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 Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever

In Witness Whereof, the Grantor has hereunto set he/she hand and seal the day and year first above written.

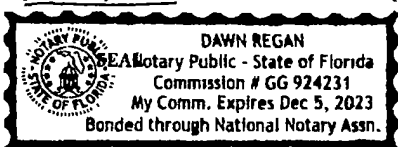
Signed, sealed and delivered in our presence:

Rory Caldwell
Witness #1 Signature
Rory Caldwell
Witness #1 Printed Name
Rachel Vazquez
Witness #2 Signature
Rachel Vazquez
Witness #2 Printed Name

James Luchs, Jr.
James Luchs, Jr.
Ralph Cochran
Ralph Cochran

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 14 day of April, 2023, by James Luchs, Jr and Ralph Cochran who is/are personally known to me or who has/have produced _____ as identification.



Dawn Regan
Notary Signature
Dawn Regan
Printed Notary Signature

My Commission Expires. December 5, 2023