

Prepared by and return to:  
Lauren Flewellyn  
Jupiter Land Title Company  
27 North Pennock Lane Suite #104  
Jupiter, FL 33458  
561-743-8835

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## Quit Claim Deed

This Quit Claim Deed made this 28 day of JUNE, 2023, between ANTHONY M. AMATRUDI, a single man, whose post office address is 5151 N. Ocean Drive, Apt 212A, Hutchinson Island, Florida 34949, and MICHAEL S. NIX, a single man, whose post office address is 1960 Spruce Drive, Spring City, Tennessee, 37381, grantors, and ANTHONY M. AMATRUDI, a single man, whose post office address is 5151 N. Ocean Drive, Apt 212A, Hutchinson Island, Florida 34949, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) 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 to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following legally described land to-wit:

Lot 8, Block 927 of Citrus Springs Unit 13, according to the Plat thereof as recorded in Plat Book 6, Page(s) 98-108, of the Public Records of Citrus County, Florida.

Parcel ID: 1376807

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION. THEREFORE, THE PREPARER ASSUMES NO LIABILITY FOR ANY TITLE DEFECTS THAT WOULD HAVE BEEN DISCLOSED BY A TITLE SEARCH.

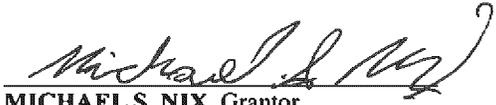
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Print Name: Daina Joanne DeCruz



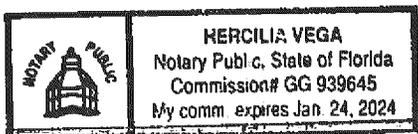
MICHAEL S. NIX, Grantor

  
\_\_\_\_\_  
Print Name: Akira Hawkins

STATE OF Orange Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28 day of June, 2023, by MICHAEL S. NIX, who has appeared by  physical presence or  online notarization and has produced CO Drivers License as identification and  did  did not take an oath.

SEAL



Hercilia Vega  
\_\_\_\_\_  
Notary Public  
Hercilia Vega  
\_\_\_\_\_  
Printed Notary Name  
My commission expires: