

This instrument prepared by:

Name: **Bill Hudson**  
Return to: **Land Title of Citrus County, Inc.**  
**FILE NO. LT-37122A**  
Address: **109 NE 4th Street**  
**Crystal River, FL 34429**  
Property Appraisers Parcel Identification Number(s): **2611685,**  
**1074231, 1854601**  
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

***This Quit-Claim Deed***, Executed this 15 day of September, 2023, by *Lollygaggers, II, Inc. a Florida corporation*, whose post office address is *P.O. Box 730, Crystal River, FL 34423-0730*, first part, to *Sundberg Enterprises, Inc., a Florida corporation*, whose post office address is *P.O. Box 730, Crystal River, FL 34423-0730*, second party:

(Wherever used herein the terms "first part" and "second part" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, That the said first part, for and in consideration of the sum \$10.00, in hand paid by the said second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of CITRUS, State of Florida, to-wit:


FOR LEGAL DESCRIPTIONS, SEE SCHEDULE A, ATTACHED HERETO

THIS QUIT CLAIM DEED IS BEING GIVEN WITHOUT CONSIDERATION.

**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 said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_

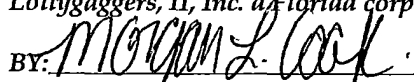
Signature William S. Hudson

Printed Signature Julia G. Hudson

Signature Julia G. Hudson

Printed Signature

Lollygaggers, II, Inc. a Florida corporation

BY:   
Morgan Cook, President

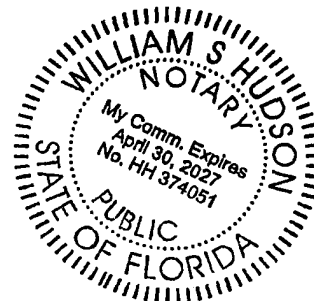
STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization this 15 day of September, 2023 by Morgan Cook, as President of Lollygaggers, II, Inc. a Florida corporation, who produced JAVIS DC as identification and who did/did not take an oath.

  
\_\_\_\_\_

Notary Public  
My Commission Expires:

[seal]



***SCHEDULE A***  
*"Description of Property"*

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 20 EAST, THENCE N.89°53'45"E. ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4 A DISTANCE OF 25 FEET, THENCE S.0°00'05"E. PARALLEL TO THE WEST LINE OF THE SW 1/4 OF THE SW 1/4 A DISTANCE OF 680.35 FEET, THENCE N.89°53'45"E. PARALLEL TO THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4 A DISTANCE OF 542.07 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N.89°53'45"E. 240 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41, THENCE N.18°41'15"E. ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 100 FEET, THENCE S.89°53'45"W. PARALLEL TO THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4 A DISTANCE OF 240 FEET, THENCE S.18°41'15"W. PARALLEL TO SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL LYING IN THE SW1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE N 00° 01' 10" W. ALONG THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 593.90 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A 50 FOOT WIDE COUNTY ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 60, PAGE 35, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S 89° 19' 00" E. ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 593.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89° 19' 00" E. ALONG SAID SOUTH RIGHT OF-WAY-LINE A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41; THENCE S 18° 36' 00" W. A DISTANCE OF 257.05 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE S 89° 54' 00" W A DISTANCE OF 100.00 FEET; THENCE N 07° 25' 24" E. A DISTANCE OF 247.66 FEET TO THE POINT OF BEGINNING.