

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): **2447362**  
  
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Quit-Claim Deed**, Executed this 15 day of September, 2023, by **Cow Pies & Bar Flies, 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]  
Signature **William S. Hudson**

Printed Signature

[Signature]  
Signature **Julia G. Hudson**

Printed Signature

Printed Signature

Cow Pies & Bar Flies, Inc. a Florida corporation

BY: [Signature]  
Morgan Cook, President

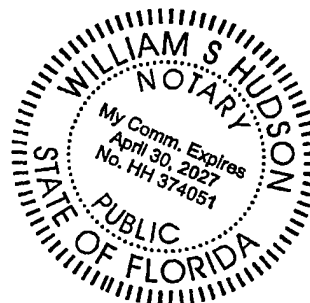
STATE OF FLORIDA  
COUNTY OF CITRUS

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 Cow Pies & Bar Flies, Inc. a Florida corporation, who produced [Signature] as identification and who did/did not take an oath.

[Signature]

Notary Public  
My Commission Expires:

[seal]



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

COMMENCE AT THE SW CORNER OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, THENCE N. 1° 48' 58" E. ALONG THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 589.25 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF A 60 FOOT WIDE COUNTY ROAD, THENCE CONTINUE N. 1° 48' 58" E. ALONG SAID WEST LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 100 FEET, THENCE S. 88° 11' 02" E. 150 FEET, THENCE S. 1° 48' 58" W. PARALLEL TO SAID WEST LINE A DISTANCE OF 100 FEET, THENCE N. 88° 11' 02" W. 150 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE SW CORNER OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, THENCE RUN N. 01° 48' 19" E. ALONG THE WEST LINE OF SECTION 11 A DISTANCE OF 530 FEET FOR A POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF N. CITRUS AVENUE, THENCE CONTINUE N. 01° 48' 19" E. ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 59.25 FEET, THENCE S. 88° 11' 41" E. A DISTANCE OF 150 FEET, THENCE N. 01° 48' 19" E. A DISTANCE OF 17.00 FEET, THENCE S. 33° 58' 26" E. A DISTANCE OF 93.99 FEET, THENCE N. 89° 11' 41" W. 204.97 FEET TO THE POINT OF BEGINNING.