

RECORDING REQUESTED BY:
Tabetha Lynn Aerts

INSTRUMENT PREPARED BY:
Cheryl Aerts
3401 E. Wagon Trail
Hernando, Florida 34442

(Above reserved for official use only)

RETURN DEED TO:
Tabetha Lynn Aerts
3176 E Buckskin Lane
Hernando, Florida, 34442

SEND TAX STATEMENTS TO:
Tabetha Lynn Aerts
3176 E Buckskin Lane
Hernando, Florida, 34442

Tax Parcel ID/APN # 19E18S140060
00190 0370

QUIT CLAIM DEED FOR FLORIDA

STATE OF FLORIDA
COUNTY OF CITRUS

THIS DEED is made this day of February 16, 2024, by and between the "**Grantor**,"

Cheryl Aerts, a married individual residing at 3401 E. Wagon Trail, Hernando, Florida
34442

AND the "**Grantee**,"

Tabetha Lynn Aerts, an unmarried individual residing at 3176 E Buckskin Lane,
Hernando, Florida 34442

FOR VALUABLE CONSIDERATION of the sum of \$38,000.00, the receipt and sufficiency of
which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and
assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described

real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Citrus county, Florida, subject to any restrictions herein:

Property Address: 3176 E. Buckskin Lane, Hernando, Florida 34442

Legal Description: Lots 37 and 38, Block 19 of Apache Shores Unit 6, according to the plat thereof as recorded in Plat Book 4, Page 104, of the Public Records of Citrus County, Florida. Together with a 1982 Libe Mobile Home; VIN# 10L15711; Title Number 20116165

Subject to the following encumbrances and/or other restrictions:

1. The property has a mortgage between Cheryl Aerts (Lender) and Tabetha Lynn Aerts (Owner) in the amount of \$38,000.00 as recorded with the Citrus County Clerk of Court.

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Witnesses

On this the 16th day of February, 2024, the foregoing instrument was sworn to and acknowledged before me by Cheryl Aerts, known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument. I further swear that I am unrelated to the Parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

Signed: 

Dated: 2/16/2024

Print Name: Troy Parsons

Address: 3441 E Vinoduct Ln
Hernando, FL 34442

SECOND WITNESS

Signed: 

Dated: 2/16/2024

Print Name: Roger Donaldson

Address: 2291 Golf To Bay Blvd. #147
Clearwater, FL 33765

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on February 16, 2024
(date).

Grantor (or authorized agent)

x/ Cheryl Aerts

Print Name: Cheryl Aerts

Spousal Acknowledgment:

I, Dan R Aerts (name of Cheryl
Aerts's spouse), residing at

3101 E Wilson Trail
Hernando, FL 34442

_____, acknowledging receipt of sufficient
consideration, hereby waive and release all my
rights, title, and interest, if any, in the above
Property unto Grantee(s).

x/ Dan R Aerts

NOTARY ACKNOWLEDGMENT

FLORIDA
COUNTY OF CITRUS

February 16, 2024
February 16, 2024 before me, Karen M. Pafford, personally
appeared Cheryl Aerts and Cheryl Aerts's spouse Douglas K. Aerts,
personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument. by means of physical presence and produced FL Drivers Licenses
as identification

WITNESS my hand and official seal.

Commission Expires: April 27, 2024

Karen M. Pafford, Notary Public
Notary Public, Florida
Karen M. Pafford, Notary Public

