

Prepared by and return to: Sarah Fitts  
6459 S. Hancock Road  
Homosassa, FL 34448

(Space Above This Line For Recording Data)

## Quit Claim Deed

This Quit Claim Deed made this 21 day of February 2024, between Michael Fitts and Sarah Fitts, husband and wife whose post office address is 6459 S Hancock Rd Homosassa, FL 34448 grantor, and Sarah Fitts whose post office address is 6459 S Hancock Rd Homosassa, FL 34448

(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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 described land, situate, lying and being in the Citrus County, Florida, to-wit:

**Parcel 4 being more particularly described as follows:**

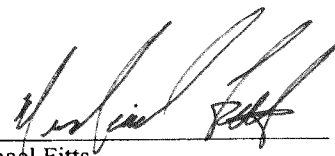
**Commence at the Southeast corner of Tract 7 of Homosassa Company's Subdivision as recorded in Plat Book 1, Page 3, of the Public Records of CITRUS County, Florida; thence North 00° 08' 56" West 25 feet to a point on the Northerly right of way line of W. Eldred Lane, thence South 89° 51' 04" West along said right of way line a distance of 198.97 feet to the Point of Beginning; thence South 89° 53' 47" West along said Northerly right of way line a distance of 198.09 feet; thence leaving said right of way line, North 00° 05' 55" West a distance of 305.09 feet; thence North 89° 52' 29" East a distance of 198.76 feet; thence South 00° 01' 37" West a distance of 305.17 feet to the aforementioned Northerly right of way line of W. Eldred Lane and the Point of Beginning.**

**Parcel Identification Number: 3457595**

**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:

  
\_\_\_\_\_  
Michael Fitts

  
\_\_\_\_\_  
Sarah Fitts

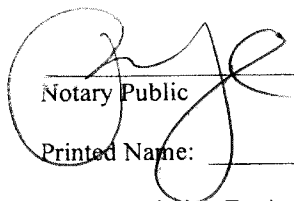
  
\_\_\_\_\_  
Witness Name: Patricia Wakefield  
213 Courthouse Square

Inverness, FL 34450  
  
\_\_\_\_\_  
Witness Name: Kristina Armstrong

State of FL 213 Courthouse Square  
County of Citrus Inverness, FL 34450

**The Foregoing Instrument Was Acknowledged** before me by means of ( ☐ ) physical presence or ( ☐ )  
online notarization on 2/21/24, by Michael Fitts and Sarah Fitts who ( ☒ ) is/are personally  
known to me or who ( ☐ ) has/have produced the following as identification:

\_\_\_\_\_.

  
\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

