

Prepared by and when recorded return to:

Lorenzo Ramunno, Esq.
RAMUNNO LAW FIRM PA
7500 SW 61ST AVENUE, SUITE 100
OCALA, FLORIDA 34476

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this the 22nd day of March, 2024, by first party, Grantor **CHERYL A. FINCH**, whose post-office address is 6031 Sw 99th Place, Ocala, Marion County, Florida 34476, to second party, Grantee **CHERYL A. FINCH, Trustee of the CHERYL A. FINCH REVOCABLE TRUST** (such trust having been established under that certain revocable trust agreement dated 22nd day of March, 2024, by CHERYL A. FINCH, as settlor and as trustee), whose post-office address is 6031 SW 99th Place, Ocala, Florida 34476, witnesseth:

That the said first party, for the sum of TEN and NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim 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 parcel of land, and all improvements and appurtenances thereto, in **Citrus County, Florida, to wit:**

Lot 2, Block 37, Whispering Pines Villas Phase Seven, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 41 and 42, of the Public Records of Citrus County, Florida.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

This deed was prepared without the benefit of title insurance.

The conveyance made hereby is made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Citrus County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the day and year first above written.

