

Prepared by and return to:

KEVIN P. SMITH, ESQ.
677 N. Washington Blvd.
Sarasota, Florida 34236
(without benefit of title examination)

Parcel ID Numbers: 19E17S360010: 00080 0230
19E17S360010: 00080 0240
19E17S360010: 00080 0250

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QUIT CLAIM DEED

This Quit Claim Deed made this 2nd day of April 2024, between **Peter N. Schwartz, individually and as Trustee of Bountiful and New Enterprises Trust**, dated December 29, 1995, hereinafter called the Grantor, to **Peter N. Schwartz and Martha J. Schwartz, as Trustees of the "Trust Agreement of Peter N. Schwartz and Martha J. Schwartz"**, dated February 26, 1991, whose address is 4720 Cronin Drive, Sarasota, Florida, 34232, hereinafter called the Grantees:

(Whenever used herein the term "grantor" includes all parties to this instrument and the heirs, legal representative and assigns of individual, and the successors and assigns of corporation)

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release, and forever quit-claim unto the Grantee, Grantee's heirs and assigns forever all the right, title and interest, claim and demand which the Grantor has in and to that certain parcel of land situate, lying and being in the County of CITRUS, State of Florida, described as follows:

LOTS 23, 24 AND 25, BLOCK 8, RIVER LAKES MANOR, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS DESCRIBED IN PLATBOOK 3, PAGES 96-101, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SUBJECT to covenants, restrictions, easements, conditions and limitations of record & taxes for current year & all subsequent years.

Note to Property Appraiser: This is a conveyance to a trustee for estate planning purposes. The Grantor confirms that under the terms of the Trust Agreement referred to above, the Grantor has not less than a beneficial interest for life.

This is not homestead property.

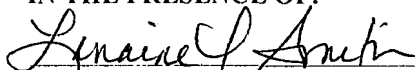
Full power and authority is granted to the Grantee, and any successor trustee(s), to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real property conveyed herein or any part of it; no party dealing with the trustee, or a successor trustee, shall be bound to see to the application of any purchase money or inquire into the validity, expediency or propriety of any such sale or disposition. [The above referenced Trust Agreement provides that upon the death, resignation, removal or incapacity (as defined in said Agreement) of **PETER N. SCHWARTZ and MARTHA J. SCHWARTZ, as Trustees, then ELSIE BEACHY, and then DAVID SCHWARTZ**, shall serve as Successor Trustee(s) with full power and authority to perform any and all actions of the original Trustee.}

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 Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.


IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

**SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:**

Bountiful and New Enterprises Trust dated December 29, 1995




PETER N. SCHWARTZ, Individually and as Trustee

Witness
Lorraine P. Smith
Printed Name


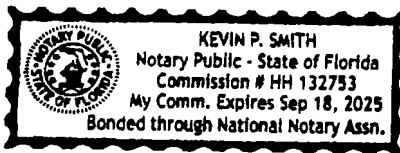
Witness
KEVIN P. SMITH
Printed Name
677 N. WASHINGTON BLVD.
SARASOTA, FL 34236

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me ✓ in person, or online, this 2 day of April 2024, by **PETER N. SCHWARTZ**, individually and as Trustee of Bountiful and New Enterprises Trust, dated December 29, 1995, who is ✓ personally known to me, or who has produced as identification.

STATE OF FLORIDA – NOTARY PUBLIC

My Commission Expires:



Notary Public
Print Name: Kevin P. Smith