

### Quit Claim Deed

**THIS QUIT CLAIM DEED** executed this 26<sup>th</sup> day of March, 2024 by **ANTHONY L. RUSS and CYNTHIA LENGEL RUSS**, husband and wife, Grantor, whose mailing address is: 732 S. Little John Avenue, Inverness, Florida and **COUCH FAMILY FOUNDATION, INC.**, a Florida not-for-profit corporation, Grantee, whose mailing address is: 716 W. Fletcher Avenue, Tampa, Florida 33612.

*Witnesseth, that the Grantor, for and in consideration of the sum of love and affection and TEN Dollars other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land situate in Citrus County, Florida, to wit:*

**SEE EXHIBIT "A" ATTACHED HERETO**

**Parcel ID Number:**

*Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

*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 behoof of the said grantee forever.*

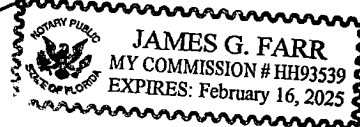
**This deed is exempt from documentary stamp tax pursuant to F.A.C. Section 12B-4.014(2)(a) as this conveyance represents a gift for no consideration to a not-for-profit corporation and the property being conveyed is not encumbered by a mortgage.**

*In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.*

*732 S. Little John Ave  
INVERNESS, FL 34450*  
 Witness Anthony Russ ANTHONY L. RUSS  
 Witness James G Farr CYNTHIA LENGEL RUSS  
*732 S. Little John Ave  
INVERNESS, FL 34450*

**STATE OF FLORIDA  
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 26<sup>th</sup> day of March, 2024 by Anthony L. Russ and Cynthia Lengel Russ, who are \_\_\_\_\_ personally known to me or who produced driver licenses as identification.

James G Farr  
 Notary Public  


Prepared By: James G. Farr, Esq.  
412 Pine Bluff Drive  
Lutz, Florida 33549

EXHIBIT "A"

**SURVEY OF: PARCEL 1**

**COUCH FAMILY FOUNDATION TRACT: (150' X 105.5', 0.3636 ACRES, MORE OR LESS)**

Commence at the Southeast corner of the NW 1/4 of Section 7, Township 19 South, Range 21 East, Citrus County, Florida, thence N. 01°01' W. along the East line of the said NW 1/4 a distance of 888.00 feet, thence S. 88°59' W. 330.00 feet to the Point of Beginning (said point being on the South line of parcel as described in Official Records Book 697, Page 937, Public Records of Citrus County, Florida), thence S. 88°59' W. along last said line 105.60 feet to the Southwest corner of parcel as described in said Official Records Book 697, Page 937, and the East boundary of a parcel described in Official Records Book 2673, Page 1884, thence along said East boundary N. 01°01' W., 150.00 feet, thence leaving said East boundary N. 88°59' E. 105.00 feet, thence S. 01°01' E. 150.00 feet to the Point of Beginning.

LYING EAST AND ADJACENT TO PARCEL OWNED BY  
COUCH FAMILY FOUNDATION RECONFIGURED AND RECORDED  
# 1283249 BOOK 1536 PAGE 1065 9-24-2002