

**Prepared By:**

Name: Nicholas Lazzaro

Address: 746 Brockway Rd

FRANKFORT

State: NY Zip Code: 13340

**After Recording Return To:**

Name: COURTNEY MUIR

Address: 10740 W SPRING CIR

State: CRYSTAL RIVER Zip Code: 34428

Tax Parcel ID #: 17E18S0700a 0000D00030

*Space Above This Line for Recorder's Use*

**FLORIDA QUIT CLAIM DEED**

STATE OF FLORIDA

COUNTY OF CITRUS

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of  
TEN DOLLARS (\$10.00) in hand paid to

NICHOLAS LAZZARO & GINA LAZZARO (Grantor Name), a MARRIED COUPLE (Marital  
Status), residing at 10740 W SPRING CIR CRYSTAL RIVER FL 34428

(hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to

COURTNEY MUIR (Grantee Name), a SINGLE WOMAN (Marital  
Status), residing at 10740 W SPRING CIR CRYSTAL RIVER FL 34428

(hereinafter known as the "Grantee(s)") all interest which I (we) have, if any in the  
following described real estate, situated in CITRUS County, Florida,  
to-wit:

CRYSTAL RIVER OAKS FIRST ADDITION PB 4 PG 41, LOT 3,4&5 BLK D, LYING IN  
SEC 7 TWN 18S RNG 17E

*[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]*



**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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Nicholas A. Lazzaro  
Grantor's Signature  
Nicholas A. LAZZARO  
Grantor's Name  
746 Brockway RD  
Street Address  
Frankfort, NY 13340  
City, State & ZIP

Gina Lazzaro  
Grantor's Signature  
GINA LAZZARO  
Grantor's Name  
746 Brockway RD  
Street Address  
Frankfort, NY, 13340  
City, State & ZIP

In Witness Whereof,

Luis Bencosme  
Witness Signature  
Luis Bencosme  
Witness Name  
21 Waverly Plaza 1  
Street Address  
Utica NY 13502  
City, State & ZIP

Eric Evangelista  
Witness Signature  
Eric Evangelista  
Witness Name  
1113 Parker St  
Street Address  
Utica, NY, 13502  
City, State & ZIP

STATE OF New York  
COUNTY OF Oneida

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nicholas A. Lazzaro & Gina Lazzaro whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 5 day of March, 2024.

Eric Evangelista  
Notary Public

My Commission Expires: 08/30/2025

