

Prepared by Dianne Stone
3000 Cleveland rd #210
Norwalk, CT 06857

iensiti
ity
ahel

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into this 2nd day of August, 2024, by and between Dennis Lawrence Johnson, an unmarried person, hereinafter called Grantor, to Dianne Denise Stone, hereinafter called Grantee (Wherever used herein the terms “grantor” and “grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals):

WITNESSETH: That for and in consideration of the sum of \$10.00, cash in hand paid and other good and valuable consideration, including grantee’s acceptance of all financial responsibilities and obligations related to said real property granted and conveyed herein as evidenced by the recording of this Quitclaim Deed in the public records of Citrus County, State of Florida, the receipt of all of which is hereby acknowledged, the grantor hereby releases, remises, **GRANTS and CONVEYS**, bargains, sells, aliens, confirms and forever **QUITCLAIMS**, unto the grantee, any and all right, title and interest he has or may have in and to that certain tract or parcel of real property situate in Citrus County, State of Florida, and more particularly described as follows:

Lots 57 and 58, Block 514, of INVERNESS HIGHLANDS SOUTH, according to the plat thereof as recorded in Plat Book 3, pages 51 through 66, inclusive, public records of Citrus County, Florida.

And further being the same real property granted and conveyed unto Vesta M. Coffman from Barbara A. Gilcrest Rashley by a deed dated the 22nd day of March, 2013, said deed recorded in the public records of Citrus County, Florida. **Said property has a physical mailing address of: 204 Wright Street, Inverness, Citrus County, State of Florida.**

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

THIS IS A QUITCLAIM DEED WITHOUT WARRANTY AND GRANTOR MAKES NO REPRESENTATIONS RELATED TO WARRANTABILITY OF TITLE, HABITABILITY, AND STATES THAT ANY INTEREST HEREIN GRANTED AND CONVEYED IS SUBJECT TO ANY LIENS AND ENCUMBRANCES AND ANY PAST, CURRENT, OR FUTURE TAXES DUE RELATED TO ABOVE-DESCRIBED REAL PROPERTY.

ensiti
ity
ahel

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day
and year first above written.

Signed, Sealed and Delivered in the presence of:

[Handwritten Signature]

Witness #1 Signature

[Handwritten Signature]

Dennis Lawrence Johnson

LuAnn Gilroy

Witness #1 Printed Name

301 US Hwy 41S
Inverness FL
34450

[Handwritten Signature]

Witness #2 Signature

Doreen Gormley

Witness #2 Printed Name

301 US Hwy 41S.
Inverness, FL
34450

State of Florida

County of Citrus

The foregoing **QUITCLAIM DEED** was acknowledged before me this 2 day of August,
2024 by Dennis Lawrence Johnson, an unmarried person who is personally known to me or who
has produced a **Driver's License** as identification. JS25 172 55 4410

MELINDA FREDERICK
NOTARY PUBLIC
SEAL STATE OF FLORIDA
MY COMMISSION EXPIRES JULY 24, 2026
COMMISSION NO. HH291621

[Handwritten Signature]

Notary Public

My Commission Expires: July 24, 2026

This Document Prepared without benefit of Title Examination by:

Dianne Denise Stone