

prepared By & After Recording Return To:
Nancy Kaufman
PO BOX 149717
Orlando FL, 32814
Consideration: \$10.00
Parcel ID # 2687720
Space Above This Line for Recording

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 3 Day of **July** 2024, by **Julie Martin, a Single Woman** whose address is **4701 S Apostolic Ln Homosassa FL 34446** (the “Grantor”) to **Anthony Prisciandaro, Trustee of the AAHS of Florida Trust dated September 19, 2022** whose address is 13330 W. Colonial Drive, Unit 110, Winter Garden, FL 34787 (the

“Grantee”). (Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of **Ten and NO/100 Dollars (\$10.00)**, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Grantee forever, all the rights, title, interest, claim, and demand which the said Grantor has in and to the following described piece or parcel of land, situate, lying and being in the County of **Citrus** County, State of Florida, to-wit:

See Exhibit A'

Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073 Subject to conditions, restrictions, reservations and easements of record and taxes subsequent to 2022.

Together with all 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. IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

GRANTOR:

Julie Martin Julie Martin

Signed, sealed and delivered in our presence:

Signature Witness No. 1: Althea Fagan

Print Name Witness No. 1: Althea Fagan

Street Address of Witness No. 1: 13070 Spring Seybold

City, State, and Zip Code of Witness No. 1: Spring Hill, FL 34608

Signature Witness No. 2: [Signature]

Print Name Witness No. 2: Clarence Burrows

Street Address of Witness No. 2: 13070 Seybold Drive

City, State, and Zip Code of Witness No. 2: Spring Hill, FL 34608

STATE OF FLORIDA)
COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31 Day of July, 2024, Julie Martin a Single Woman. He is personally known to me or has produced a FL Drivers License identification. FL Drivers License

Althea Fagan
Notary Public, State of Florida

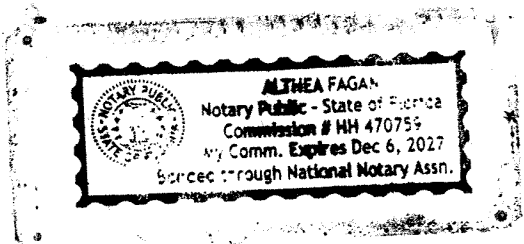


Exhibit A'

PARCEL "C": The North 150 feet of the South 300 feet of the East 1/2 of the East 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 19 South, Range 18 East, Citrus County, Florida, Subject to a 25 foot wide easement along the West boundary thereof for road right of way.

TOGETHER WITH a 1993 Meri Mobile Home, I.D. No. FLHMLCP47710221A & I.D. No. FLHMLCP47710221B, as part of the real property conveyed herein.

INGRESS AND EGRESS EASEMENT: A twenty-five - (25) foot ingress and egress easement along the West 25 feet of the following described property:

PARCEL B lying in the East 1/2 of the East 1/2 of the South 1/2 of the NW 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 18 East being more particularly described as follows: COMMENCING at the NE corner of the East 1/2 of the East 1/2 of the South 1/2 of the NW 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 18 East, thence South 00 degrees 30 minutes 57 seconds West along the East line of said East 1/2 of the East 1/2 of the South 1/2 of the NW 1/4 of the SW 1/4 a distance of 25 feet, thence South 89 degrees 45 minutes 05 seconds West parallel to the North line of said East 1/2 of the East 1/2 of the South 1/2 of the NW 1/4 of the SW 1/4 a distance of 150.99 feet to the Point of Beginning, thence continue South 89 degrees 45 minutes 05 seconds West parallel to said North line a distance of 185.45 feet to a point on the West line of said East 1/2 of the East 1/2 of the South 1/2 of the NW 1/4 of the SW 1/4, thence South 00 degrees 32 minutes West along said West line a distance of 335.19 feet, thence North 89 degrees 21 minutes 37 seconds East parallel to the South line of said East 1/2 of the East 1/2 of the South 1/2 of the NW 1/4 of the SW 1/4 a distance of 185.58 feet; thence North 00 degrees 30 minutes 57 seconds East parallel to said East line a distance of 333.92 feet to the POINT OF BEGINNING.