

PREPARED BY AND RETURN TO:

Lynn Marie Freda
3516 E. Flying Arrpw Path
Hernando, FL 34442

QUIT CLAIM DEED

Made on December 25, 2024, by and between

Carole K. Opperman, an unmarried woman

**Whose address is: 7052 N. Carl G. Rose Highway, Hernando, FL 34442
Hereinafter called the Grantor, to**

Joseph Anthony Freda, Jr. and Lynn Marie Freda, husband and wife

**Whose address is: 3516 E. Flying Arrow Path, Hernando, FL 34442
Hereinafter called the Grantee:**

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 (ten and no dollars) and 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, viz:

**Lots 1 and 2, Block 19, APACHE SHORES UNIT 3, according to the plat thereof as recorded in Plat Book 4, Pages 45 and 46, Public Records of Citrus County, Florida
TOGETHER WITH 1961 LIBERTY MOBILE HOME.**

AND

Lot 1. Brookshire Acres and being more particularly described on the Attached Exhibit "A".

SUBJECT TO all reservations, covenants, conditions, restrictions and

easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all 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 grantor has hereunto set her hand the day and year first above written.

Signed, sealed and delivered in our Presence:

Carole K. Opperman
Carole K. Opperman

Witness Signature

Teri Nestle

Witness Printed Name

Witness Address:

3776 N. Honey Locust Dr
Beverly Hill FL 34465

Kathryn J Hermann

Witness Signature

Kathryn Hermann

Witness Printed Name

Witness Address:

1415 East Fletcher St
Hernando, Florida 34442

State of Florida

County of Citrus

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on December 25, 2024, by Carole K. Opperman, who is personally known to me or who has produced a valid driver's license as identification.

Rebecca L. Parker

Notary Public

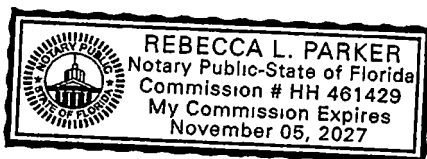
REBECCA L. PARKER

Notary Printed Name

Notary Address:

4393 E. Harvard Dr.
Hernando, FL 34442

My Commission Expires:



CREDIBLE WITNESS AFFIDAVIT

Under the penalties of perjury, I declare that the person appearing before [name of notary]

- Rebecca L. Parker
1. is personally known to me as Teri Nestle;
2. is the person named in the document requiring notarization;
3. that I believe that this person does not possess the required identification;
4. that I believe it would be difficult or impossible for this person to obtain such identification,
5. that I do not have a financial interest in and am not a party to the underlying transaction.

Witness 1: x (M) _____ 12-25-24
(date)

Print name: Teri Nestle

Address: 3776 N. Honey Locust DR
Beverly Hills FL 34405

Witness 2: x _____ (date)

Print name: _____

Address: _____

State of FLORIDA
County of Citrus

Sworn to (or affirmed) and subscribed before me this 25th day of December,
2024, by

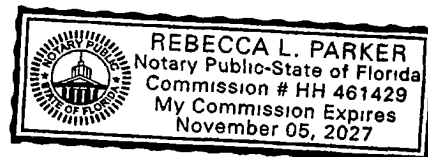
Witness 1 Teri Nestle

personally known to me, OR produced identification
type of identification produced _____ and by

Witness 2 _____
 personally known to me, OR produced identification
type of identification produced _____

x Rebecca L. Parker [Notary Seal]
Notary Public signature

REBECCA L. PARKER
Notary Public printed name



(Note: only one witness is needed if personally known by the notary.)

CREDIBLE WITNESS AFFIDAVIT

Under the penalties of perjury, I declare that the person appearing before [name of notary]

- Rebecca L. Parker
1. is personally known to me as Kathryn Hermann;
2. is the person named in the document requiring notarization;
3. that I believe that this person does not possess the required identification;
4. that I believe it would be difficult or impossible for this person to obtain such identification;
5. that I do not have a financial interest in and am not a party to the underlying transaction.

Witness 1: x _____ (date)

Print name: _____

Address: _____

Witness 2: x Kathryn Hermann _____ (date)

Print name: Kathryn Hermann

Address: 1415 East Fletcher St.
Hernando, Florida, 34442

State of FLORIDA
County of Citrus

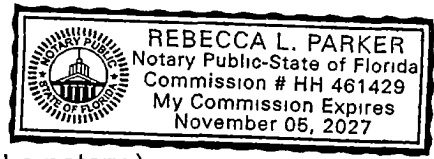
Sworn to (or affirmed) and subscribed before me this 25th day of December,
2024, by

Witness 1 _____,
[] personally known to me, OR [] produced identification
type of identification produced _____ and by

Witness 2 Kathryn Hermann _____,
[X] personally known to me, OR [] produced identification
type of identification produced _____.

x Rebecca L Parker [Notary Seal]
Notary Public signature

REBECCA L. PARKER
Notary Public printed name



(Note: only one witness is needed if personally known by the notary.)

EXHIBIT "A"

Lot 1, LESS AND EXCEPT the following described lands:

Begin at the most Southerly corner of Lot 1, BROOKSHIRE ACRES, as recorded in Plat Book 6, page 50, public records of Citrus County, Florida, said point being on the Northwesterly right of way line of State Road No. 200, thence N 41° 56' 56" E along said right of way line a distance of 50 feet, thence N 48° 03' 04" W 44.77 feet to a point on the West line of said Lot 1, said line also being the West line of the E ½ of SE ¼ of Section 35, Township 17 South, Range 19 East, thence S 0° 06' 35" W along the said West line a distance of 67.11 feet to the Point of Beginning; AND all of Lot 2, BROOKSHIRE ACRES, according to the plat thereof recorded in Plat Book 6, page 50, public records of Citrus County, Florida.