

*This Instrument Prepared By and
After Recording Return to:*

Tanya M. Williams, Esq.
HAAG, FRIEDRICH & WILLIAMS, P.A.
452 Pleasant Grove Road
Inverness, FL 34452
(352) 726-0901

Property Appraiser's Identification Number:
18E19S010020 000G0 0060
Alternate Key: 1497515

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 28th day of **February, 2025**, by **MERLIN F. BARTO JR.** joined by his wife, **MICHELE ANNE BARTO**, whose post office address is 679 W. Sharp Lane, Lecanto, FL 34461, Grantors, to **MERLIN F. BARTO JR.** and **MICHELE ANNE BARTO**, husband and wife, whose post office address is 679 W. Sharp Lane, Lecanto, FL 34461, Grantees:

WITNESSETH that the Grantors, for and in consideration of the sum of Love and Affection and other valuable considerations, the receipt whereof is hereby acknowledged, by these presents do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim, and demand which said Grantors have in and to the following described lot, piece or parcel of land, situate, lying, and being in the County of Citrus, State of Florida, to-wit:

Tract 6, Block "G", of NEW MAYFIELD ACRES FIRST ADDITION, according to the map or plat thereof as recorded in Plat Book 2, page 129 Public Records of Citrus County, Florida.

TOGETHER WITH that certain 1986 FUQU doublewide Mobile Home, Title No. 43847005 and Title No. 43795098 ID no. FH276577A86 and ID no. FH276577B86.

SUBJECT TO lien of taxes for 2025 and subsequent.

SUBJECT TO easements, restrictions, covenants, limitations and conditions of record, if any.

This is homestead land of the Grantors being conveyed themselves as husband and wife. The consideration for this deed is the love and affection that naturally exists between family members. Accordingly, pursuant to §201.01, Florida Statutes, et. seq., and F.A.C. 12B-4.013(27)(c) and 12B-4.014(2) only minimum documentary stamp tax is due.

THIS DEED HAS BEEN PREPARED BASED ON LEGAL DESCRIPTION PROVIDED TO SCRIVENER BY GRANTOR AND SCRIVENER DOES NOT GUARANTEE DESCRIPTION OR TITLE VALIDITY.

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

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 Grantors, either in law or equity, to the only proper use, benefit, and behoof of the said Grantees forever.

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

Signed, sealed and delivered

in the presence of:

Crysta Daniels
Witness Signature

PRINTED NAME Crysta Daniels
Address 452 Pleasant Grove Road
Inverness, FL 34452

Ashley Mangel
Witness Signature

PRINTED NAME Ashley Mangel
Address 452 Pleasant Grove Road
Inverness, FL 34452

Crysta Daniels
Witness Signature

PRINTED NAME Crysta Daniels
Address 452 Pleasant Grove Road
Inverness, FL 34452

Ashley Mangel
Witness Signature

PRINTED NAME Ashley Mangel
Address 452 Pleasant Grove Road
Inverness, FL 34452

Merlin F. Barto Jr.

MERLIN F. BARTO JR.
679 W. Sharp Lane
Lecanto, FL 34461

Michele Anne Barto

MICHELE ANNE BARTO
679 W. Sharp Lane
Lecanto, FL 34461

STATE OF FLORIDA - COUNTY OF CITRUS

I HEREBY CERTIFY that the foregoing instrument was acknowledged and subscribed before me by physical presence or online notarization, this 28th day of February, 2025, by **MERLIN F. BARTO JR.** and **MICHELE ANNE BARTO**, who is personally known to me or who has produced Driver License/Identification Card as identification and who did not take an oath.

Cindy L. Russell
Notary Public
My Commission Expires:

