

PREPARED BY AND RETURN TO:

JAN A. YELEN
YELEN YELEN & SIMON, P.A.
1104 Ponce de Leon Blvd.
Coral Gables, Florida 33134

Parcel Identification Number: 18E17S100060 06020 0200

(Space Above This Line for Recording Data)

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR EXAMINATION
AND NOT PURSUANT TO THE ISSUANCE OF TITLE INSURANCE

THIS QUIT CLAIM DEED, executed this 3 day of March, 2025 by MARIA ADELA RASSI, a married woman, whose post office address is 11482 SW 7th Street, Miami, Florida 33174, Grantor, to MARIA ADELA RASSI, a married woman, as LIFE TENANT with the remainder to LUIS ANDUJAS, whose post office address is 11482 SW 7th Street, Miami, Florida 33174, Grantees

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

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$10.00, in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantor has 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:

Lot 20, in Block 602, of CITRUS SPRINGS UNIT 6, according to the Plat thereof, as recorded in Plat Book 536, at Page 172, of the Public Records of Citrus County, Florida.

Grantor warrants that the subject property is not her homestead. Neither she nor any member of her family reside on said property or on any property contiguous thereto. Grantor resides at the address set forth above.

Grantor reserve a life estate for herself for life, with full power and authority to sell, gift, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without any liability for waste, and without joinder or consent of any of the remaindermen, with full power and authority of Grantor to retain any and all proceeds derived therefrom.

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 Grantees forever.

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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 Signature

Mercedes OLIVA

Print Witness Name

7049 SW 115 PL UNIT F MIAMI, FL 33173

Witness Address

[Handwritten Signature]

MARIA ADELA RASSI

[Handwritten Signature]

Witness Signature

Felix Montoya

Print Witness Name

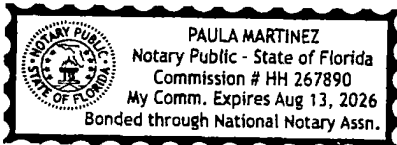
11205 SW 1st Miami, FL 33174

Witness Address

STATE OF FLORIDA Miami,
COUNTY OF Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of March 2025 by MARIA ADELA RASSI who is personally known to me or who has produced _____ as identification.

[Notary Seal]



[Handwritten Signature]

Signature of Notary Public - State of Florida

Paula Martinez

Name typed, printed or stamped

My Commission Expires: 01/13/2026