Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller #2025023407 BK: 3558 PG: 1464 4/17/2025 12:11 PM 1 Receipt: 2025020542

RECORDING \$52.50 D DOCTAX PD \$0.70

Prepared By: Mr. Larry Fyffe 11367 S Brightstar Ave Floral City, Florida 34436	
After Recording Return To: Cynthia Fyffe 11367 S Brightstar Ave Floral City, Florida 34436))) TAX PARCEL ID #: 18E19S280030 000H0018B /18E19S280030 000H0018A

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Larry Fyffe ("Grantor"), whose address is 11367 S Brightstar Ave, Floral City, Florida 34436, hereby REMISES, RELEASES AND FOREVER QUITCLAIMS TO Mrs. Cynthia Fyffe ("Grantee"), whose address is 11367 S Brightstar Ave, Floral City, Florida 34436, all right, title, interest and claim to the following real estate property located at 5292 S Chestnut Ter AND 5268 S Chestnut Terr in the City/Township of Lecanto, located in the County of Citrus and State of Florida and ZIP code of 34461, to-wit:

Property having Lot No. Leisure acres unit 3 PB 5 PG 73 MAP 378D LOT 18B: S 122.26 FT OF N 244.52 FT OF LT 18 BLK H LOT 18C: S 122.26 FT OF N 366.78 FT OF LT 18 BLK H DESC IN OR BK 1402 PG 1727./// AND LEISURE ACRES UNIT 3 PB 5 PG 73 LOT 18A:N 122.26 FT OF LT 18 BLK H DESC IN OR BK 895 PG 1459, with the Section No. , and having the following description: LEISURE ACRES UNIT 3 PB 5 PG 73 MAP 387D LOT 18B: S 122.26 FT OF N 244.52 FT OF LT 18 BLK H LOT 18C: S 122.26 FT OF N 366.78 FT OF LT 18 BLK H DESC IN OR BK 1402

AND

LEISURE ACRES UNIT 3 PB 73 LOT 18A:N 122.26 FT OF LT 18 BLK H DESC IN OR BK 895 PG 1459.

FOR VALUABLE CONSIDERATION, in the amount of \$10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 04/16/2025, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller

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TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's or Authorized Representative's Signature)

Larry Fyffe

(Grantee's or Authorized Representative's Signature)

Cynthia Fyffe

Signed in our presence:

(Witness #1 Signature)

(FIRST WITNESS NAME TYPED) 2659 EGUIF to Lake Hwy INVerness FL 34453

(Witness #2 Signature)

(SECOND WITNESS NAME TYPED) 2659 E GUIF to Lake they TAYETNESS FL 34453

Grantee's Address:

Mrs. Cynthia Fyffe 11367 S Brightstar Ave Floral City, Florida 34436

Grantor's Address:

Mr. Larry Fyffe 11367 S Brightstar Ave Floral City, Florida 34436

Mail Subsequent Tax Bills To:

Cynthia Fyffe 11367 S Brightstar Ave Floral City, Florida 34436 Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller #2025023407 BK: 3558 PG: 1466 4/17/2025 12:11 PM 3 Receipt: 2025020542 RECORDING \$52.50 D DOCTAX PD \$0.70

STATE OF FLORIDA)	
)	SS
COUNTY OF CITRUS)	

The foregoing Quit Claim Deed was acknowledged before me on April 17⁴⁺ 2025 by Mr. Larry Fyffe, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

(Signature of Notary)

(Printed Notary Name) Citrus, Florida

My Commission expires:

11-07-2026

WE IS IS

KAYLA MARDIN Notary Public State of Florida Commil HH329812 Expires 11/7/2026 Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller #2025023407 BK: 3558 PG: 1467 4/17/2025 12:11 PM 4 Receipt: 2025020542 RECORDING \$52.50 D DOCTAX PD \$0.70

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Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller #2025023407 BK: 3558 PG: 1469 4/17/2025 12:11 PM 6 Receipt: 2025020542 RECORDING \$52.50 D DOCTAX PD \$0.70

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