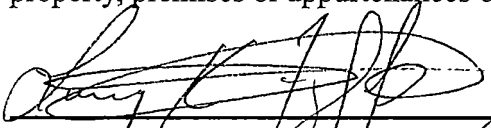


After Recording Return To:

TAX PARCEL ID #: 18E19S280030
000H0018B /18E19S280030
000H0018A

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.

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 E Gulf to Lake Hwy
Inverness FL 34453



(Witness #2 Signature)



(SECOND WITNESS NAME TYPED) 2659 E Gulf to Lake Hwy
Inverness 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

STATE OF FLORIDA

COUNTY OF CITRUS

)
)
)

SS.

The foregoing Quit Claim Deed was acknowledged before me on April 17th 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:

Kayla Hardin

(Signature of Notary)

Kayla Hardin

(Printed Notary Name) Citrus, Florida

My Commission expires:

11-07-2026



KAYLA HARDIN
Notary Public
State of Florida
Comm# HH329812
Expires 11/7/2026

Tax Year: 2024		CITRUS COUNTY RESIDENTIAL DATA CARD		Print : 05/09/2024 - PSL180		Page: 2 of 2	
0H0 018A		5268 S CHESTNUT TER LECANTO		AK: 2651784		PC: 0000	
VIEW DATES		EXEMPTIONS		OWNER & LEGAL		GRM INFO	
INFO		APPR		OWNER: ALLEN VICTOR RAY FYFFE LARRY KEITH MADDR: 5292 S CHESTNUT TER LECANTO FL 34461 LEGAL: 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 NBHD: 5609 NBHD FACT: MILL: 0000		GRM FLG/RNT: /	
3-5 Yr Rev		776				ECN RENT:	
3-5 Yr Rev		768				UNITS / FACT:	
3-5 Yr Rev		190				GRM VALUE:	
ASSESSMENT HISTORY							
IMPR	JUSTVAL	ASSESSED	EXEMPTION	TAXABLE	HX SAVING		
0	11,950	4,124	0	4,124	0		
0	11,950	3,749	0	3,749	0		
0	3,410	3,408	0	3,408	0		
LAND							
SF ACRES	UNITS	USE	FRNT	DEP	F%INF	F%INF	VALUE SOH
7,174	0.85	1 0008	122	304	/	/	
PHOTO							
ACTIVE JOB LIST							
Circle One	Job #	JobType	Date Created	Info			
Complete							
Partial							
Complete							
Partial							
Complete							
Partial							
Complete							
Partial							
Complete							
Partial							
NOTES							

1 of 1

Tax Year: 2024

CITRUS COUNTY RESIDENTIAL DATA CARD

Print : 05/09/2024 - PSL180

Page: 1 of 2

9S280030 000H0 018A

5268 S CHESTNUT TER LECANTO

AK: 2651784

PC: 0000

VALUES										PARCEL									
BLDG & MISC:										APPR: 795 ST: Y MIL: 0000									
LAND:										NBHD: 5609 HX. AG: N									
MARKET:										UTILS: / RD LOC:									
BUILDING										BUILDING NOTES									
Bldgs / SOH: of 0 /																			
Story Height																			
Style:																			
Class:																			
Grade:																			
Remodeled Yr /										ADDITIONS									
Condition:										CODE YB / EFF CD RY AREA *									
Obs Depr:																			
Fun Depr:																			
Ecn Depr:																			
Foundation:																			
Floor System:																			
Roof Type:																			
Roof Cover: -																			
Ext Wall:																			
HVAC: -																			
Fuel:																			
Bed/Full/Half:										UNDER ROOF: *									
Adl Fixtures:										BASE:									
FP S/O :										EFF AREA:									
Condo T/L/V: //										TOTAL RCNLD:									
% Good:																			
RCN:																			

SALES HISTORY (2)

MISC

BK/PG	PRICE	DATE	INST	V/I	# PARCELS	VALIDITY CD	C / L	CODE	W	L	AREA	UNT	GD	FN	EN	YBLT/EFF/REM	VALUE	SOH
254 / 2201	100	02/07/2022	03	V	2	O												
395 / 1459	6,000	04/01/1991	00	V	1	Q												


PERMIT HISTORY (0)

PERMIT #	CONST DESCRIPTION	OCC DATE	COMP DATE
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Card: 1 of 1		Tax Year: 2024		CITRUS COUNTY RESIDENTIAL DATA CARD				Print : 05/09/2024 - PSL180		Page: 2 of 2	
18E19S280030 000H4 018B			ALLEN VICTOR RAY			5292 S CHESTNUT TER LECANTO			AK: 2651024		PC: 0200

REVIEW DATES				EXEMPTIONS				OWNER & LEGAL		GRM INFO			
DATE	TYPE	INFO	APPR	EXCODE	YRBEG	EXCODE	YRBEG	OWNER: XXXXXXXXXX		GRM FLG/RNT: /			
01/17/2019	DR	8-5 Yr Rev	788	R39	2002	R42	2008	FYFFE LARRY KEITH		ECN RENT:			
03/27/2014	LR	5-Conv	699					MADDR: 5292 S CHESTNUT TER LECANTO FL 34461		UNITS / FACT: /1			
										GRM VALUE:			
ASSESSMENT HISTORY										MOBILE HOME			
YR	LAND	IMPR	JUSTVAL	ASSESSED	EXEMPTION	TAXABLE	HX SAVING	LEGAL: 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 NBHD: 5609 NBHD FACT: 1.10 MILL: 0000		WID/LEN: 24/54			
23	20,880	83,851	104,731	52,340	27,340	25,000	52,391			BRAND:			
22	20,880	76,071	96,951	50,816	25,816	25,000	46,135			SITE:			
21	5,960	62,338	68,298	49,336	25,000	24,336	18,962			TITLE: 61405045/6149027//			
LAND										TAG: R0486320/R0486319//			
L	T	CD	SF ACRES	UNITS	USE	FRNT	DEP	F%INF	F%INF	VALUE	SOH	VIN: GMHGA141904038A/GMHGA141	
1	A	A01	37,026	0.85	1 0208	122	304	-25/PH	/				
2	A	A01	37,174	0.85	1 0008	122	304	/	/				

PHOTO



2651024 04/27/2010

ACTIVE JOB LIST

Circle One	Job #	JobType	Date Created	Info
Complete				
Partial				
Complete				
Partial				
Complete				
Partial				
Complete				
Partial				
Complete				
Partial				

NOTES

THIS PCL COMES OUT OF 3-H-18, IT IS TWO LOTS AT .85 AC EACH MAP 378D
R486319-320 1991 AMER TITLE# 6 140503027 24X54 VC25=REMOVED HX FOR 2001 -PROP
WAS SOLD 10/2000-071201CW.