

Sales Price: \$10.00  
Doc. Stamps: \$ .70  
PREPARED BY AND RETURN TO:  
JOHN H. EDEN IV, ESQ.  
POST OFFICE BOX 2755  
INVERNESS, FL 34451-2755

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED**, executed this 23<sup>RD</sup> day of April, 2025, by **HILDA C. BUCHANAN**, a single person, whose address is 406 E Circle Wood St., Inverness, FL 34452, and **THOMAS B. BUCHANAN**, a single person, whose address is 5881 S.W. 18<sup>th</sup> St., Plantation, FL 33317, as Co-Trustees of the **THOMAS B. and HILDA C. BUCHANAN REVOCABLE LIVING TRUST**, dated 9/9/16, Grantors, to **HILDA C. BUCHANAN**, as Trustee of the **HILDA C. BUCHANAN REVOCABLE TRUST** dated 4/23/25, whose address is 406 E Circle Wood St., Inverness, FL 34452, Grantee,

(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 Grantors, for good and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, convey, remise, release and quit-claim the remainder interest unto the said Grantee forever, all the right, title, interest, claim and demand which the 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:

**Lot 4, HIGHLAND WOODS, according to the Plat thereof, recorded in Plat Book 12, Page(s) 94 and 95, of the Public Records of Citrus County, Florida, together with the West 1/2 of vacated Jessica Avenue abutting on the East.**

PROPERTY APPRAISER'S PARCEL I.D. NO.: **20E19S170100 0040**

Grantee acknowledges and attests that the above-described parcel of land is intended to be her homestead property and that the recording of this deed is not intended to affect her claim for such exemption. Further, Grantee reserves the right to reside upon any real property placed in the above-referenced trust as her permanent residence during the remainder of her life. It is the intent of this provision to retain for the Grantee the requisite beneficial interest and possessory right in and to such real property to comply with Florida Statute, §196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.

This deed is being conveyed by Grantors as a transfer to Grantee's revocable trust for estate planning purposes, therefore, only minimum documentary stamps are required.

THIS INSTRUMENT PREPARED BY SCRIVENER BASED UPON  
INFORMATION PROVIDED TO SCRIVENER BY GRANTORS.  
SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in any way 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 and benefit of the said Grantee 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:

Witnesses as to Grantor:

Grantor:

Sign

Print

Sign

Print

THOMAS B. BUCHANAN

Address:

5881 S.W. 18<sup>th</sup> St.  
Plantation, FL 33317

**STATE OF FLORIDA**  
**COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of [ ☒ ] personal presence or [ ☐ ] online notarization, this 25 day of March, 2025 by **THOMAS B. BUCHANAN**, a single person, who is personally known to me or has provided Driver license as identification.

My commission expires:

Notary Public





**BIENVENIDO H. KING**  
Commission # HH 197957  
Expires December 8, 2025  
Bonded Thru Budget Notary Services

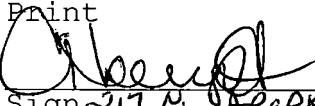
Signed, sealed and delivered  
in the presence of:

Witnesses as to Grantor:

Grantor:

  
Sign 217 N. APOPKA AVE., INVERNESS, FL 34450  
LISA STRICKLAND

  
HILDA C. BUCHANAN  
Address:  
406 E. Circle Wood St.  
Inverness, FL 34452

Print  
  
Sign 217 N. APOPKA AVE  
INVERNESS, FL 34450  
CORA HAUPT  
Print 217 N. APOPKA AVE  
INVERNESS, FL 34450

**STATE OF FLORIDA**  
**COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me by means  
of 23<sup>RD</sup> ☒ personal presence or ☐ online notarization, this  
day of April, 2025 by HILDA C. BUCHANAN, who is personally  
known to me or has provided SI as  
identification.

My commission expires:

Notary Public



