

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 24th day of April, 2025, between **LAWRENCE ANTHONY PICARELLO**, a married man, whose address is 10 Diltz Rd., Pomona, NY 10970, Grantor, to **LAWRENCE ANTHONY PICARELLO** and **LISA VALOW-PICARELLO**, husband and wife, whose address is 10 Diltz Rd., Pomona, NY 10970, 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, **LAWRENCE ANTHONY PICARELLO**, a married man, for good and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, convey, remise, release and quit-claim the remainder interest 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:

LOTS 108, 109, 110, 111, AND 112, BLOCK 157, INVERNESS HIGHLANDS UNIT 9, DESCRIBED IN O.R. BOOK 114, PAGE 249, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PARCEL I.D.: 19E19S020090 01570 1080
ALTKEY: 1662354

A/K/A 3629 E. Diana Ln., Inverness, FL 34453

Grantor acknowledges and attests that the above-described parcel of land is non-homestead property.

This deed is being conveyed by Grantor as a gift of love and affection between family members, therefore, only minimum documentary stamps are required.

THIS INSTRUMENT PREPARED BY SCRIVENER BASED UPON
INFORMATION PROVIDED TO SCRIVENER BY GRANTOR. 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 Grantor, either in law or equity, to the only proper use and benefit of the said Grantees forever.'

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:

Witnesses as to Grantor:

Angela Spina
Sign
Angela Spina
1440 458 Hopi Ct
Print
Address: Suffern N.Y. 10901

Deborah S. Miceli
Sign

Deborah S. Miceli
Print
Address: 7 Ackerman Ave
Armont, NY 10901

STATE OF New York
COUNTY OF Rockland

The foregoing instrument was acknowledged before me by means of [☒] personal presence or [] online notarization, this 24th day of April, 2025 by **LAWRENCE ANTHONY PICARELLO**, a married man, who is personally known to me or who have provided NYS Drivers License as identification.

My commission expires:

[Signature]
NOTARY PUBLIC

REGINA L. RIVERA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RI6378536
Qualified in ROCKLAND County
My Commission Expires 7/30/2026