

This Instrument Prepared By:

Karen O. Gaffney, Esquire
Karen O. Gaffney, P.A.
205 West Dampier Street
Inverness, Florida 34450

Return This Document After Recording To:

Karen O. Gaffney, Esquire
Karen O. Gaffney, P.A.
205 West Dampier Street
Inverness, Florida 34450

Parcel ID: 20E19S210020 02960 0300

AK #1789141

Address: 733 Kingsley Terrace, Inverness, FL

Quit Claim Deed

THIS QUIT CLAIM DEED executed this 14th day of May, 2025, between, **Catherine A. Rubin, a single woman**, whose address is 1107 Lakeshore Drive, Inverness, Florida 34450, hereinafter called the Grantor to **Larry Rubin, a single man**, whose address is 733 Kingsley Terrace, Inverness, Florida 34450, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of One Hundred and Twenty Thousand and no/100 (\$120,000.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Citrus, State of Florida, to-wit:

Lots 30 and 31, Block 296, Inverness Highlands South, according to the Plat thereof, recorded in Plat Book 3, Page(s) 51 through 66, of the Public Records of Citrus County, Florida.

SUBJECT TO Covenants, Conditions, Reservations and Easements of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT to lien of taxes for 2025 and subsequent years.

SUBJECT to easements, restrictions, covenants, limitations and conditions of record, if any.

This deed has been prepared based on legal description provided to scrivener by grantor and scrivener does not guarantee description or title validity

GRANTOR HEREIN STATES THAT THE ABOVE-DESCRIBED PROPERTY DOES NOT CONSTITUTE AS HER HOMESTEAD AS PROVIDED BY THE FLORIDA CONSTITUTION.

FLOOD HAZARD WARNING

This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

RADON GAS WARNING

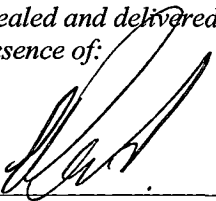
"RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health Unit."

The Board of County Commissioners of Citrus County, Florida is not responsible for, nor is any other government agency responsible for maintenance or improvements of any drive, road, street, easement or right-of-way providing ingress and egress to the property herein conveyed.

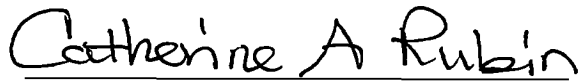
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

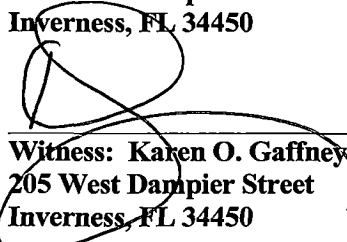
Signed, sealed and delivered
in the presence of:



Witness: Carla Venard
205 West Dampier Street
Inverness, FL 34450



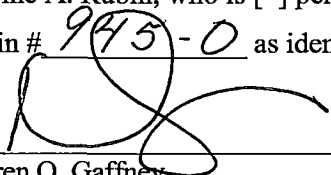
Catherine A. Rubin
1107 Lakeshore Drive
Inverness, FL 34450



Witness: Karen O. Gaffney
205 West Dampier Street
Inverness, FL 34450

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14th day of May, 2025, by Catherine A. Rubin, who is personally known to me or who has produced a Florida Identification ending in # 945-0 as identification.



Karen O. Gaffney
My Comm. Exp: _____

(Affix Notary Stamp/Seal)

