

*This Instrument Prepared By and
After Recording Return to:*

Jeannette M. Haag, Esq.
HAAG, FRIEDRICH & WILLIAMS, P.A.
452 Pleasant Grove Road
Inverness, FL 34452
(352) 726-0901

Property Appraisers ID: 19E19S140010 00030 0020
Alt Key: 2501006

QUIT CLAIM DEED (RESERVING AN ENHANCED LIFE ESTATE)

THIS QUIT CLAIM DEED executed this 21st day of May, by **REBECCA J. WORRELL**, an unmarried woman, whose post office address is 1680 S. Border Ave., Inverness, FL 34452, Grantor, to **HEATHER FERNANDEZ**, a married woman, whose post office address is 1680 S. Border Ave., Inverness, FL 34452, Grantee:

SUBJECT TO the terms of this instrument that the Grantor, for and in consideration of the sum of Love and Affection, in hand paid by Grantee, and other valuable considerations, the receipt whereof is hereby acknowledged, by these presents does hereby remise, release and quitclaim unto the said Grantee, 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:

Lot 2, Block 3, Hills County Side Estates, according to the map or plat thereof, as recorded in Plat Book 11, Page 39, Public Records of Citrus County, Florida.

SUBJECT TO lien of taxes for 2025 and subsequent.

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

The consideration for this deed is the love and affection that naturally exists between family members. Accordingly, pursuant to Chapter 201, Florida Statutes, and Chapter 12B-4.014(2)(b), Florida Administrative Code, and as subsequently amended, only minimum documentary stamp tax is due.

THIS DEED HAS BEEN PREPARED BASED ON LEGAL DESCRIPTION PROVIDED TO SCRIVENER BY GRANTOR AND SCRIVENER DOES NOT GUARANTEE DESCRIPTION OR TITLE VALIDITY.

GRANTOR states that the above-described property is her homestead property and shall continue to be used as such.

GRANTOR reserves unto herself for and during her lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto herself, for and during her lifetime, the right to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises by gift, sale, or otherwise so as to terminate the interests of Grantee, as Grantor in her sole discretion shall decide, except to dispose of said property by devise upon death. Grantor further reserves unto her the right to cancel this deed by further conveyance that may destroy any and all rights that Grantee may possess under this deed. Grantee shall hold a remainder interest in the property described herein and after the death of the Grantor, if the property described herein has not been previously disposed of prior to the death of Grantor, all right and title to the property remaining, if any, shall fully vest in Grantee subject to such liens and encumbrances existing at

that time.

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.


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 the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee 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:



Witness Signature
Printed Name Crysta Daniels
Address 452 Pleasant Grove Road
Inverness, FL 34452




REBECCA J. WORRELL
Address 1680 S. Border Ave.
Inverness, FL 34452



Witness Signature
Printed Name Ashley Mangel
Address 452 Pleasant Grove Road
Inverness, FL 34452

STATE OF FLORIDA - COUNTY OF CITRUS

I HEREBY CERTIFY that the foregoing instrument was acknowledged and subscribed before me by physical presence or online notarization, this 21st day of May, 2025, by **REBECCA J. WORRELL**, who is personally known to me or who has produced Driver License/Identification Card as identification and who did not take an oath.



Notary Public
My Commission Expires:

