

This Instrument Prepared By:
Osprey Law Firm, P.A.
Robert Grad, Esq.
9500 Koger Blvd N, #112
St. Petersburg, FL 33702
(727) 456-8970
PIN: 18E20S130010 01090 0110

QUITCLAIM DEED

THIS QUITCLAIM DEED, made on this 18th day of February 2026, by **OSPREY LAW FIRM, P.A.**, a Florida professional association, as **Trustee of THE OAK RIVER LANDING LAND TRUST dated June 26, 2023**, whose address is 9500 Kroger Blvd., Suite 112, St. Petersburg, Florida 33702, hereinafter called the **“Grantor,”** to:
LAWRENCE JOHN MIKLA and MELINDA MIKLA, husband and wife, whose mailing address is 23 Chinkapin Circle, Homosassa, Florida 34446, USA hereinafter called the **“Grantees.”**

(Wherever used herein the terms “grantor” and “grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantees forever, all the right, title and interest which the Grantor has in and to the following described real property situated in Citrus County, Florida:

Lot 11, Block B-109 of SUGARMILL WOODS, CYPRESS VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, Plat Book 11, Pages 1 through 16, and amended in Plat Book 9, Page 87A, of the Public Records of Citrus County, Florida.

More commonly known as: 23 Chinkapin Circle, Homosassa, FL 34446, USA.

Subject to taxes for the current year and subsequent years, and to restrictions, reservations, easements and agreements of record.

TO HAVE AND TO HOLD

The same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Documentary Stamp Tax: \$1,358.00

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

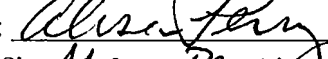
OSPREY LAW FIRM, P.A.,
a Florida professional association,
as Trustee of **THE OAK RIVER LANDING
LAND TRUST**

By:




Name: Robert Grad, Esq.
Title: President

Witness

Signature: 
Print Name: Alisa Perry
Address: 320 Murray Farm Rd
Fairview TX 75069

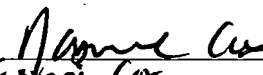
Witness

Signature: 
Print Name: Hayley Rowlands
Address: 12800 Westledge Blvd
Frisco, TX 75035

STATE OF Texas (or Country: _____)
COUNTY OF Collin

THE FOREGOING instrument was acknowledged before me by means of physical presence online notarization, this 18 day of February 2026, by Robert Grad for OSPREY LAW FIRM, P.A., a Florida professional association, as Trustee of THE OAK RIVER LANDING LAND TRUST, to be known or who presented TX Drivers License as identification.

WITNESS my hand and official seal.

Signature: 
Name: Jasmine Cox

My Commission Expires: 07/12/2026

