

THE CONVEYANCE REFLECTED BY THIS DEED IS EXEMPT FROM FLORIDA DOCUMENTARY STAMP TAX BECAUSE IT IS A CONVEYANCE OF INTERESTS IN REAL PROPERTY FOR NO CONSIDERATION.

This Instrument Prepared by
and Return To:
GASSMAN, DENICOLO & KETRON, P.A.
ALAN S. GASSMAN, ESQUIRE
1245 Court Street
Clearwater, FL 33756

Property Appraiser's Parcel I.D. Number: **19E18S330030 00110 0220**

THIS QUITCLAIM DEED, made the 25 day of February, A.D. 2026, by RICHARD ALLEN FULFORD, as Trustee of the FULFORD FAMILY REVOCABLE TRUST dated July 23, 2019, and any amendments thereto, hereinafter called the Grantor, to KIMBERLY JO FULFORD and RICHARD ALLEN FULFORD, as Co-Trustees of the FULFORD FAMILY REVOCABLE TRUST dated July 23, 2019, hereinafter called the Grantee, with full power and authority to protect, conserve, sell, lease, encumber, manage, dispose, and otherwise enjoy for their use, benefit and occupancy the Property herein conveyed, hereinafter called the Grantee. The Grantee's address is 4583 W. Sandy Hill Street, Lecanto, FL 34461.

(Wherever used herein the terms "grantor" and "grantees" 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 said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee 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 Citrus County, State of Florida, and more fully described as follows:

Lot 22, Block 11, of Cambridge Greens of Citrus Hills, First Addition, according to the Map or Plat thereof recorded in Plat Book 14, pages 66 to 70, inclusive, Public Records of Citrus County, Florida.

Also known as **980 N. Short Line Way, Inverness, FL 34453**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

The Grantor hereby represents and warrants that the above-referenced property IS NOT the homestead property of the Grantor.

This Deed was prepared without the benefit of a title search of the subject property and the preparer of this conveyance does not guarantee merchantability or marketability of title.

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances, tenements, and hereditaments 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:

Treasure Louard
Witness Signature

Treasure Louard
Printed Witness Name

1508 Seagull Dr., Apt. 104,
Palm Harbor, FL 34625
Witness Address

Lisa Runko
Witness Signature

LISA Runko
Printed Witness Name

2621 Cove Cay Dr.
Clearwater, FL 33760
Witness Address

Richard Allen Fulford
RICHARD ALLEN FULFORD, as Trustee
of the FULFORD FAMILY REVOCABLE
TRUST dated July 23, 2019

4231 112th Terrace N.
Clearwater, FL 33762

Grantors' address

STATE OF FLORIDA)
COUNTY OF Pinellas

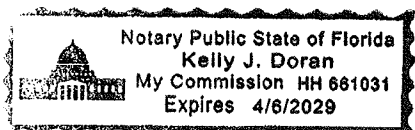
I HEREBY CERTIFY that on this day, by means of physical presence or online notarization, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RICHARD ALLEN FULFORD, known to me to be the person described in and

who executed the foregoing instrument, who acknowledged before me that he executed this Deed,
or that I relied upon the following forms of identification of the above-named person:

DL

WITNESS, my official hand and seal this 25 day of Feb., 2026.

(SEAL)



Kelly J. Doran
Notary Public Signature

Kelly J. Doran
Printed Notary Signature

J:\F\Fulford\Deeds - 2025\Quitclaim Deed - 980 N. Short Line Way.1a.wpd
:vxh*tal 1/16/2026