

a distance of 35.58 ft to a point on the arc of a curve concave southerly, having a radius of 1124.00 ft and a central angle of 29 deg 49 ft 29", thence westerly along the arc of said curve, a distance of 187.53 ft (chord bearing north 84 DEG 59 ft 5" west, chord length 187.31) to a point on the westerly boundary of said lot 469, thence North 00 DEG 02 ft 26 " East along said westerly boundary a distance of 19.94 ft to the point of beginning, being a portion of lot 469, of the townsite of Crystal Park, according to the map or plat thereof recorded in PLAT Book 1, page 2, public records of Citrus County Florida.

Parcel Identification Number: 1071151

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantors, either in law or equity, to the proper use, benefit, and behalf of the Life Tenants for the natural lives of the Life Tenants, with the remainder, if any, in Remainder Beneficiary and Remainder Beneficiary's successors and assigns, forever.

The Property is the homestead of Grantors as defined by the Constitution of the State of Florida and will remain the homestead of the Grantors. The purpose of this Quitclaim Deed is to create a life estate in the Life Tenants with the remainder in the Remainder Beneficiary for estate planning purposes. There is no new consideration for this Quitclaim Deed.

This conveyance is subject to the following:

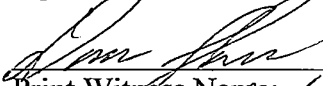
1. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
2. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
3. All other presently recorded and validly existing instruments that affect the Property;
4. Taxes and assessments for the current year and all subsequent years; and
5. Zoning and other governmental regulations.

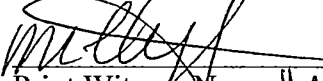
By signing this Quitclaim Deed, Grantors quitclaim whatever interest Grantors may have in the Property to the Life Tenants, with the remainder, if any, to the Remainder Beneficiary.

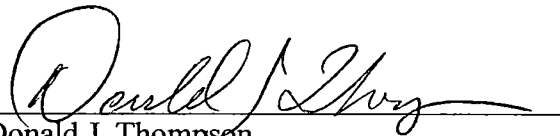
Neither Grantors nor Grantors' heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it in any capacity deriving from their status as Grantors.

Signed by the Grantors, Donald J. Thompson and Astrid Thompson, on _____, 20____.


Signed, sealed and delivered in our presence:

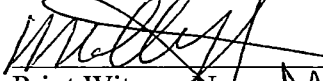

Print Witness Name: Lorian Shackleford

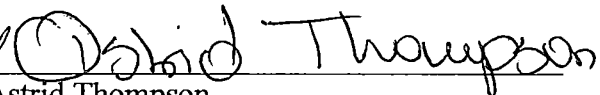

Print Witness Name: Molly Frase


Donald J. Thompson

Signed, sealed and delivered in our presence:

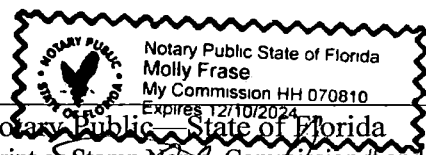

Print Witness Name: Lorian Shackleford


Print Witness Name: Molly Frase


Astrid Thompson

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of January, 2021, by Donald J. Thompson.

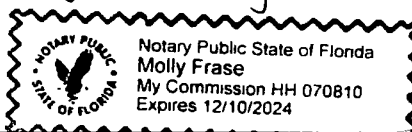

Notary Public, State of Florida
(Print or Stamp Name, Commission # and Expiration below)

[] Personally Known OR ☒ Produced Identification

Type of Identification Produced: FL DRIVER LICENSES

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 11 day of January, 2021, by Astrid
Thompson.



Notary Public—State of Florida
(Print or Stamp Name, Commission # and Expiration below)

[☐] Personally Known OR [☒] Produced Identification

Type of Identification Produced: FL Driver License