

1492448

**Prepared By & Return To:**  
Chris Willingham  
405 1<sup>st</sup> Street  
St. Augustine, FL 32084

### Quit Claim Deed

Made this 26 day of March 2021, By Derek Ryan Chalk and Stefanie Teresa Chalk, husband and wife, whose post office address is: 24247 Hideout Trail, Land O Lakes, Florida 34639, hereinafter called the grantor, to C & W Land Holdings, LLC, a Florida limited liability company, whose post office address is: 24247 Hideout Trail, Land O Lakes, Florida 34639, hereinafter called the grantee:

(Whenever used herein the term "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 AND NO/100 DOLLARS (\$10.00) and other valuable considerations, 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, all that certain land situate in Hernando County, Florida, viz:

**Lots C22, C23, and C24, Block 1, Ridge Manor Estates, Unit 2, according to the map or plat thereof as recorded in Plat Book 10, Pages 2 through 27, inclusive, of the Public Records of Hernando County, Florida.**

**This deed is being given with no consideration as a transfer to a limited liability company owned by Grantor.**

**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 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 behalf 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 our presence:

Zoe Reilly  
Zoe Reilly  
Heather Moose  
Heather Moose

Derek Ryan Chalk (Seal)  
Derek Ryan Chalk  
Address: 24247 Hideout Trail, Land O Lakes, FL 34639  
Stefanie Teresa Chalk (Seal)  
Stefanie Teresa Chalk  
Address: 24247 Hideout Trail, Land O Lakes, FL 34639



State of FLORIDA  
County of Pasco

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 26 day of March, 2021 by Derek Ryan Chalk and Stefanie Teresa Chalk, to me known to be the person(s) described in or who has/have produced their driver licenses as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she they executed the same.

Sherilyn Kelly  
Notary Public  
My Commission Expires: 4.25.22