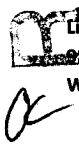


Prepared by and return to:


Lily Del Rosario Zapata
9302 Smooth Bark Ct
Weeki Wachee, Florida 34613

2/3
QUITCLAIM DEED

This Quit-Claim Deed, Executed this 09th day of April, 2025 by Lily Del Rosario Zapata

whose address is: 9302 Smooth Bark Ct. Weeki Wachee, Florida 34613

first party, to Francisco Jose Fortes and Lily Del Rosario Zapata as Joint tenants with full right to survivorship

whose address is: 9302 Smooth Bark Ct. Weeki Wachee, Florida 34613

second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, whenever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the said second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hernando, State of Florida, to wit:

Lot 72 of WOODLAND WATERS PHASE SIX, according to the Plat thereof as recorded in Plat Book 40, Page(s) 1 through 3 of the Public Records of Hernando County, Florida.

Site Address: 9302 Smooth Bark Court, Weeki Wachee, Florida 34613

Subject to easements, restrictions, and reservations of record and real estate taxes and assessments for the year 2012, and subsequent years.

Parcel Number: **R18 222 18 4326 0000 0720**

Grantor hereby certifies that he is one and the same person as **Lily Del Rosario Zapata**, that grantee in that certain deed recorded in **Plat Book 40**, pages 1-3, and public records of **Hernando County, Florida**.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right., title, interest., lien, equity and claim whatsoever of he said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

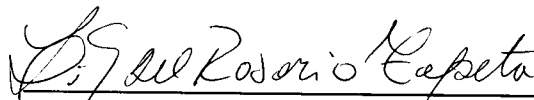
Signed, sealed and delivered in the presence of


Witness Signature

Print Name: Richard P. Caruana / 9009 Northchiff Blvd / Spring Hill, Florida 34606


Witness Signature

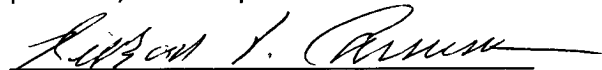
Print Name: Mika L. Caruana / 9009 Northchiff Blvd / Spring Hill, Florida 34606


Print Name: Lily Del Rosario Zapata L.S.

STATE OF FLORIDA

COUNTY OF HERNANDO

Acknowledged before me this 09th day of April, 2025, by Lily Del Rosario Zapata, appeared by means of physical presence, who has produced a valid Florida driver license as identification.



Richard P. Caruana, Notary Public



RICHARD P. CARUANA
Commission # HH 624786
Expires February 17, 2029

My Commission Expires: February 17, 2029

The Traveling Notaries of Hernando County ARE NOT attorneys licensed to practice law in the State of Florida & MAY NOT give legal advice or accept fees for legal advice.