

CERTIFIED TO BE A TRUE COPY  
DOUG CHORVAT, JR.  
CLERK OF COURTS



BY: Madaysha W D.C.  
THIS 25 DAY OF Sept 2025

## Quitclaim Deed

RECORDING REQUESTED BY Virginia Bailey

AND WHEN RECORDED MAIL TO:

Cindy L. Bailey, Grantee(s)

8412 Elgrove Street

Spring Hill, FL 34608

Consideration: \$ NO CONSIDERATION

Property Transfer Tax: \$

Assessor's Parcel No.: R32 32317521014530210

PREPARED BY: Virginia Bailey certifies herein that he or she has prepared this Deed.

Virginia Bailey  
Signature of Preparer

7/19/2023  
Date of Preparation

Virginia Bailey  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 7/19/23 in the County of  
Hernando, State of Florida

by Grantor(s), Virginia Bailey,

whose post office address is 8391 Braganza Street Spring Hill, FL 34608

to Grantee(s), Cindy L. Bailey

whose post office address is 8412 Elgrove Street Spring Hill, FL 34608,

WITNESSETH, that the said Grantor(s), Virginia Bailey,

for good consideration and for the sum of No Consideration

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

Lot 21, Block 1453 Springhill, Unit 21 as per plat  
thereof recorded in Plat 9, Pages 81-96  
Public Records of Hernando County, Florida

interest and claim which the said Grantor(s) have in and to the following described parcel of  
land, and improvements and appurtenances thereto in the County of Hernando,  
State of Florida and more specifically described as set forth in EXHIBIT "A"  
to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and  
year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Virginia Bailey  
Signature of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

Virginia Bailey  
Print Name of Grantor

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

[Signature]  
Signature of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

CARMA L. Niedbala  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

Cindy L. Bailey  
Signature of Grantee

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

Cindy L. Bailey  
Print Name of Grantee

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

[Signature]  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

CARMA L. Niedbala  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

**NOTARY ACKNOWLEDGMENT**

State of Florida

County of Hernando

On July 19, 2023, before me, Celeste Veenstra, a notary public in and for said state, personally appeared, Virginia Bailey, Cindy Bailey-Chirinas

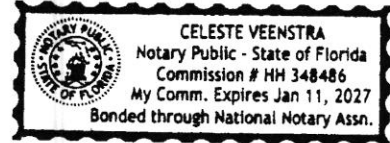
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

Celeste Veenstra  
Signature of Notary

Affiant Known NO Produced ID Yes

Type of ID Both produced FL DL



(Seal)

CONSIDERATION: \$90,000.00

PREPARED BY & RETURN TO:  
CARTER FOREMAN, PLLC  
PATRICIA ASSMANN, ESQ.  
7419 US HIGHWAY 19  
NEW PORT RICHEY, FL 34652  
PHONE: (727) 846-1828  
FILE NO: 20-143 PLA/NPR

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DOUG CHORVAT, JR.  
CLERK OF COURTS



*Madeypha W* D.C.  
THIS 25 DAY OF Sept 2025

Tax Parcel #R32 323 17 5210 1453 0210

### WARRANTY DEED

THIS INDENTURE, made this 24<sup>th</sup> day of July, 2020, between **CLARENCE BAILEY and VIRGINIA BAILEY, husband and wife**, whose address is 8391 Braganza Street, Spring Hill, Florida 34608, as **GRANTOR\***, and **CLARENCE BAILEY and VIRGINIA BAILEY, husband and wife, and CINDY L. BAILEY, as joint tenants with rights of survivorship**, whose address is 8391 Braganza Street, Spring Hill, Florida 34608, as **GRANTEE\***.

**WITNESSETH:** that said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and grantee's heirs and assigns forever the following described land, situate, lying and being in **HERNANDO COUNTY, FLORIDA**, to-wit:

Lot 21, Block 1453, SPRING HILL, UNIT 21, as per plat thereof recorded in Plat 9, Pages 81 - 96, Public Records of Hernando County, Florida.

Subject to that certain Mortgage recorded in O.R. Book 3752, Page 115, Public Records of Hernando County, Florida, having a current principal mortgage balance in the amount of \$180,000.

Street address: 8412 Elgrove, Spring Hill, FL 34608

Subject to taxes and assessments for the year 2020 and thereafter; and subject to restrictions, reservations, covenants and easements of record, if any; however, this reference shall not operate to reimpose same.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor", "Grantee", and "Trustee" are used for singular or plural, and masculine shall include feminine, as the context requires.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Amye

Witness Signature

Alaina Kuper

Witness Printed Name

Joyce McCroce

Witness Signature

Joyce McCroce

Witness Printed Name

Clarence Bailey

CLARENCE BAILEY

Virginia Bailey

VIRGINIA BAILEY

STATE OF FLORIDA  
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared CLARENCE BAILEY and VIRGINIA BAILEY, to me well known to be the persons described in and who executed the foregoing instrument and acknowledged before me by means of  physical presence or  online notarization, that they executed the same. I have relied upon the following form of identification: FL DRIVERS Lic. and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 24<sup>th</sup> day of July, 2020.



Patricia L. Assmann

Notary Public  
Typed/Printed/Stamped Name PATRICIA L. ASSMANN  
Commission Expiration 8/19/2023  
Commission Number GG 353639

PREPARER HEREBY CERTIFIES THAT THIS INSTRUMENT WAS PREPARED FROM INFORMATION GIVEN BY THE PARTIES HERETO. PREPARER DOES NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS A SEARCH OF THE TITLE OF THE PROPERTY WAS NOT PERFORMED.