

Florida QUIT CLAIM DEED

THIS INSTRUMENT PREPARED BY:
PAUL H. NESSLER, JR.
Attorney at Law
10002 Cortez Blvd.
Spring Hill, Florida 34613
FILE #08RE208

R

2008057422
TRACEY 2603/1167

LT1-2-2008057422-1

PARCEL ID #: R OFFICIAL RECORDS
BK: 2603 PG: 1167

LT2-2603-1167-2

This Indenture

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 24th day of June, A.D. 2008

Between, **Charles Ivory, a single man** whose post office address is: 6177 White Road, Brooksville, FL 34602, and **Karen Ivory, a single woman**, whose post office address is: 6177 White Road, Brooksville, Florida 34602; party of the first part, and **Charles Ivory, a single man**, whose post office address is: 6177 White Road, Brooksville, FL 34602, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of ----- TEN and 00/100 DOLLARS-----, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part 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:

SEE ATTACHED EXHIBIT "A".

RECORDING FEES \$ 18.50
MISCELLANEOUS FEES \$ 1.00
DEED DOC STAMP \$ 0.70
10/22/2008 [Signature] Deputy Clk

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO, AND PAUL H. NESSLER, JR., DOES NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS AN EXAMINATION OF TITLE WAS NOT PERFORMED.

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 and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]
Print: Paul H. Nessler
[Signature]
Print: Kathleen T. Frost

[Signature]
Charles Ivory
[Signature]
Karen Ivory

10/22/2008 9:09AM # Pages 2
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 24th day of June, 2008, by **Charles Ivory and Karen Ivory**, who personally appeared before me at the time of notarization, and () who is/are personally known to me or (X) who produced FLDL as identification.



Notary Public
Sign [Signature]
Print _____
Seal _____
My Commission Expires _____

EXHIBIT "A"

OFFICIAL RECORDS
BK: 2603 PG: 1168

Commencing at the center of Section 2, Township 23 South, Range 20 East, Hernando County, Florida; go thence North 00 degrees 13'05" West along the North-South 1/4 section line a distance of 1457.63 feet to the Point Of Beginning; go thence South 89 degrees 49'51" West a distance of 1327.75 feet; thence North 00 degrees 17'17" West a distance of 71.33 feet; thence South 89 degrees 48'51" West a distance 7.79 feet; thence North 00 degrees 17'50" West a distance of 1328.10 feet to a point on the South right-of-way line of State Road No. 50 (also known as U.S. Highway No. 98, a 200 foot right-of-way as it exists in 1984); thence North 89 degrees 56'12" East along said right-of-way a distance of 10.00 feet; thence departing said right-of-way line go South 00 degrees 17'50" East a distance of 738.37 feet; thence North 89 degrees 53'01" East a distance of 1326.44 feet to a point on the aforesaid North-South 1/4 section line; thence South 00 degrees 13'05" East along said 1/4 section line a distance of 659.82 feet to the Point Of Beginning. LESS road right-of-way for White Road.

LESS AND EXCEPT THE FOLLOWING:

LEGAL DESCRIPTION:

COMMENCEING AT THE CENTER OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; RUN THENCE NORTH 00°13'05" WEST ALONG THE NORTH-SOUTH 1/4 SECTION LINE A DISTANCE OF 1844.54 FEET, TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89°53'01" WEST A DISTANCE OF 566.06 FEET; THENCE RUN NORTH 00°03'05" WEST A DISTANCE OF 201.67 FEET; THENCE NORTH 89°53'01" EAST A DISTANCE OF 565.52 FEET TO A POINT ON THE AFORESAID NORTH-SOUTH 1/4 SECTION LINE; RUN THENCE SOUTH 00°13'05" EAST ALONG SAID 1/4 SECTION LINE A DISTANCE OF 201.67 FEET TO THE POINT OF BEGINNING.
LESS ANY RIGHT-OF-WAY FOR WHITE ROAD.

CONTAINING 2.500 ACRES, MORE OR LESS.