

Quit Claim Deed

This Instrument Prepared by:

Joy B. Spill, Esquire

Joy B. Spill, P.A.

16400 NW 2nd Ave., Suite 203

Miami, Florida 33169

Property Appraisers Parcel

Identification (Folio) Number(s): R 22-222-19-3420-0000-0060

This Indenture, Made this 19th day of April, 2021

Between Nancy Orovitz, an unmarried widow of the County of Miami-Dade, in the State of Florida, Grantor/party of the first part, and Brooksville Commercial Properties, L.L.C., a Florida limited liability company of the County of Palm Beach, in the State of Florida, as to an **undivided 70% interest** whose post office address is: 5801 Congress Avenue, Boca Raton, FL 33487, and to Oak Tree Lane, L.L.C. a Florida limited liability company of the County of Palm Beach, in the State of Florida, as to an **undivided 30% interest** whose post office address is: 5801 Congress Avenue, Boca Raton, FL 33487, Grantee/party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), to set in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does 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:

Commencing at the South corner of Lot 8, Block 5, HALEMONT ADDITION, SECTION 2, as recorded in Plat Book 5, Page 34 and 35 of the Public Records of Hernando County, Florida, go thence N28°28'25"E a distance of 111.28', thence S61°31'35"E a distance of 100', thence N28°28'25"E a distance of 196.29', thence S61°31'35"E a distance of 150' thence S28°28'25"W a distance of 104', thence N86°52'13"E a distance of 377.11', thence N03°00'37"W a distance of 46.74' to POINT OF BEGINNING, thence continue N03°00'37"W a distance of 61', thence N86°59'23"E a distance of 135', thence S03°00'37"E a distance of 61', thence S86°59'23"W a distance of 135' to POINT OF BEGINNING. Together with covenants running with the land as described in Covenants recorded in Official Records Book 195, Page 656 of Public Records of Hernando County, Florida.

Subject To:

1. Taxes for the year 2021 and subsequent years.
2. Easements, covenants, restrictions and agreements of record, without intending to reimpose same.

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

NOTE: This Deed is being given to clear title and there is no consideration, so minimum

documentary stamps are being paid. Documentary Stamp Taxes are being paid for the full purchase price on the Deed from Orovitz Grondin Brooksville, LLLP, a Florida limited liability company which is selling and conveying the Property to the same grantees named hereinabove.

In Witness Whereof, The said party of the first part has hereunto set its hands and seals the day and year first written.

Signed, sealed, and delivered in the presence of:

Witnesses:

sign [Signature]
print Yamila Santos

sign [Signature]
print Weline Blandon

Grantor:

sign [Signature]
print NANCY OROVITZ

Address: 60 Edgewater Drive #8F
Coral Gables FL 33134

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 9 day of April, 2021, by Nancy Orovitz, Trustee of the W. James Orovitz Declaration of Revocable Trust dated 5/7/2007 as General Partner.

Personally known to me ☒
Produced Identification

Type of Identification

[Signature]
NOTARY PUBLIC
Yamila Santos

Printed Name

My Commission Expires: 9/3/2021



YAMILA SANTOS
Commission # GG 137757
Expires September 3, 2021
Bonded Thru Budget Notary Services