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Hernando County, Florida
08/11/2006 11:12AM
KAREN NICOLAI, Clerk
RECORDING FEES 18.50
DEED DOC STAMP \$ 0.70
08/11/2006 Deputy Clk
OFFICIAL RECORDS
BK: 2308 PG: 100

PREPARED BY AND RETURN TO:
DAVID ALLEN BUCK
Attorney at Law
13127 Spring Hill Drive
Spring Hill, FL 34609

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QUIT CLAIM DEED

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.

This Indenture made this 7th day of August, 2006, by and by and between **JUAN PABLO JANSSENS, a married person, and LEAH D. JANSSENS, a married person**, having a mailing address of 4963 Flamingo Lane, Ridge Manor, FL 33523, party of the first part, and

JUAN PABLO JANSSENS and LEAH D. JANSSENS, Husband and Wife, having a mailing address of 4963 Flamingo Lane, Ridge Manor, FL 33523, 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:

Lot 94 of Lakewood, Unit 2, as per plat thereof as recorded in Plat Book 5, Pages 94-97, of the Public Records of Hernando County, FL.

Parcel ID No. R11 123 21 0600 0000 0940

Subject to easements and restrictions of record.
Subject to taxes and assessments for the year 2005 and thereafter.

THE SUBJECT PROPERTY IS THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR JUAN PABLO JANSSENS, AND IT WILL CONTINUE TO BE THE HOMESTEAD PROPERTY OF BOTH GRANTEES.

THIS IS A DEED OF CONVENIENCE TO ADD A SPOUSE'S NAME WITHOUT MONETARY CONSIDERATION.

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:

Elizabeth Diulio
Witness Signature

Juan Pablo Janssens
JUAN PABLO JANSSENS

ELIZABETH DIULIO
Witness Printed Name

Agnes Yapundich
Witness Signature

AGNES YAPUNDICH
Witness Printed Name

Leah D. Janssens
LEAH D. JANSSENS

Elizabeth Diulio
Witness Signature


ELIZABETH DIULIO
Witness Printed Name

Agnes Yapundich
Witness Signature

AGNES YAPUNDICH
Witness Printed Name

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 7 day of August, 2006 by JUAN PABLO JANSSENS and LEAH D. JANSSENS, who personally appeared before me at the time of notarization, and who are personally known to me, and who did take an oath.

 Elizabeth Diulio
My Commission DD196529
Expires March 25, 2007

Elizabeth Diulio
Notary Public

CERTIFICATE

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED.