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This instrument was prepared by and return to:
Cindy Burgdorf
Southeast Title Insurance of the Suncoast, Inc.
2190 Mariner Blvd.
Spring Hill, FL 34609
R164231900000010 0000

OFFICIAL RECORDS
BK: 2423 PG: 1760

Doc# 2007023237
Hernando County, Florida
04/05/2007 11:18AM
KAREN NICOLAI, Clerk

RECORDING FEES \$ 10.00
DEED DOC STAMP \$ 0.70
04/05/2007 Deputy Clk

QUITCLAIM DEED

1/3

THIS QUITCLAIM DEED executed this 1st day of February, 2007, by Steven C. Johnson, a single man, and Marina Tomic, a single woman, first parties, whose address is 12458 Winston Court, Spring Hill, FL 34609, to Daniel Post and Dorothy Post, husband and wife, second parties, whose address is 4022 Crum Road, Brooksville, FL 34604,

WITNESSETH, that first party, for and in consideration of the sum of \$10.00 and other good and valuable considerations in had paid by second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto second party forever, all the right, title, interest, claim, and demand which first party has in and to the following-described property lying and being in Hernando County, Florida, to-wit:

PARCEL A:

A portion of the North 330.00 feet of the West 825.00 feet of the North 1/2 of the SW 1/4 of NW 1/4 of Section 16, Township 23 South, Range 19 East, Hernando County, Florida, LESS road right-of-way, AND LESS the following-described property:

Beginning at the NE corner of the subject property, thence along the East boundary of the subject property run S 00°28'32" E 330.00 feet to the SE corner of the subject property; thence along the South boundary of the subject property run S 89°43'44" W 793.50 feet to the East right-of-way of Crum Road; thence along said right-of-way run N 00°28'32" W 30.00 feet; thence run N 89°43'44" E 434.79 feet; thence run N 00°28'32" W 278.76 feet; thence run N 89°43'44" E 34.71 feet; thence run N00°28'32" W 21.25 feet to the North boundary of the subject property; thence run N 89°43'44" E along said North boundary 324.00 feet to the point of beginning.

This deed is given to disclaim any right, title and/or interest, first parties may have in the above-described property by virtue of that certain Warranty Deed recorded in O.R. Book 2323, at page 1904, public records of Hernando County, Florida., re-recorded in O.R. Book 2405, page 1893.

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

IN WITNESS WHEREOF, first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
In the presence of:

Shirley M. Auvil
Signature of Witness
SHIRLEY M. AUVIL
Printed Name of Witness

Steven C. Johnson
Steven C. Johnson
Marina Tomic
Marina Tomic

Cindy Burgdorf
Signature of Witness
CINDY BURGDOFF
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF HERNANDO


The foregoing instrument was acknowledged before me this 1st day of February, 2007, by Steven C. Johnson and Marina Tomic, who presented drivers licenses as identification.

Shirley M. Auvil
Notary Public

My Commission Expires:

v.sy.sa

File No. 0701026

NOTARY PUBLIC-STATE OF FLORIDA
 **Shirley M. Auvil**
Commission # DD362758
Expires: NOV. 26, 2008
Bonded Thru Atlantic Bonding Co., Inc.