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RETURN TO AND

PREPARED BY: Real Estate Services of America, LLC

Millard S Rubenstein, Attorney

300 Red Brook Blvd, Suite 10

Owings Mills, Maryland 21117

FILE NO: RSA3991

R-ENV

QUITCLAIM DEED

INDIVIDUAL GRANTOR

THIS INDENTURE made this 17th day of October, 2011 by and between Mary Jo Powell, a married woman of 3270 Batten Road, Brooksville, FL 34602, in the State of Florida hereinafter collectively referred to as "Grantor," and Mary Jo Powell and Patrick T. Powell, wife and husband of 3270 Batten Road, Brooksville, FL 34602 State of Florida hereinafter collectively referred to as "Grantee."

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Hernando County, Florida, to-wit:

The following described lot, piece or parcel of Hernando County, Florida, to-wit:

The North 250 feet of the South 1200 feet of the West 875 feet of Section 18, Township 23 South, Range 20 East, Hernando County, Florida,

Less, the West 30 feet for road right-of-way.

AND

The North ½ of the following described property:

Parcel C: Commencing at the Southwest corner of Section 18, Township 23 South, Range 20 East, Hernando County, Florida, and thence go North 00 ° 57' 06" East along Section line a distance of 680.00 feet, thence go South 89° 19' 17" East a distance of 875.00 feet to the point of Beginning,

Thence go North 00°57'06" East a distance of 520.00 feet,
Thence go South 89°19'17" East a distance of 390.34 feet,
Thence go South 00°45'19" West a distance of 520.00 feet,
Thence go North 89°19'17" West a distance of 392.13 feet to the point of beginning.

The improvements thereon being commonly known as 3270 Batten Road, Brooksville, FL 34602.

Being the same lot or parcel of ground which by Deed dated April 23, 1999 and recorded among the Land Records of Hernando County, State of Florida, in Book 1263, page 84, was granted and conveyed by and between Patrick T. Powell and Mary Jo Powell, husband and wife, unto Mary Jo Powell, a married woman and Irene E. Raschi-Beisley. The said Irene E. Raschi-Beisley having since departed this life on or about May 20, 2004, thereby vesting absolute fee simple title unto Mary Jo Powell.

To Have and to Hold, the above described premises, with the appurtenances, unto Buyer, Buyer's heirs and assigns forever.

IN WITNESS WHEREOF, Seller has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

James L. Day
Unofficial Witness *JAMES L. DAY*

Notary
Unofficial Witness

Mary Jo Powell (Seal)
Mary Jo Powell, Grantor

STATE OF FLORIDA, CITY/COUNTY OF Hernando, to wit:

The foregoing instrument was acknowledged before me this 17th day of October, 2011, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Mary Jo Powell, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

Robert Petrosky
Notary Public *ROBERT PETROSKY*

My Commission expires: 10-16-15



ROBERT PETROSKY
MY COMMISSION # EE 134947
EXPIRES: October 16, 2015
Bonded Thru Budget Notary Services