

After Recording Return to:

13063 Saddleway  
Brooksville FL 34614

**Mail Tax Statements To:**

Gwen Northrop  
Robbie Northrop  
13063 Saddle Way  
Brooksville, FL 34614

**Prepared:** P. DeSantis, Esquire  
235 West Brandon Blvd., #191  
Brandon, Florida 33511  
(866) 755-6300

[this space for recording information]

Documentary Stamps are based on  
the consideration of \_\_\_\_\_

**Property Tax ID#:** R-34-221-18-1685-0000-0350

## QUITCLAIM DEED

(the purpose of this deed is to update vested party's names pursuant to  
Grantors and grantees are the same with the same proportionate interest)

THIS INDENTURE, executed the 18<sup>th</sup> day of November, 2015,  
between GWEN NORTHROP, formerly known as Gwen Sanchez and ROBBIE NORTHROP,  
formerly known as Derwin Sanchez Phaedra, *(name changes granted in Order Adopting Report  
of General Magistrate and Granting Final Judgement of Name Change filed 04/03/2013 as Case  
No. DR-2013-104, in the Circuit Court for the Fifth Judicial Circuit in and for Hernando  
County, Florida)*, wife and husband residing at 10363 Saddle Way, Brooksville, FL 34614  
**GRANTORS**, and GWEN NORTHROP and ROBBIE NORTHROP, wife and husband,  
residing at 10363 Saddle Way, Brooksville, FL 34614, **GRANTEES**.

WITNESSETH, that the said Grantors, for in consideration of the sum of TEN (\$10.00)  
DOLLARS, and other good and valuable considerations in hand paid by Grantees, the receipt  
whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents  
do remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim  
and demand which the said Grantors have in and to the following described lot, piece or parcel of  
land, situate, lying and being in Hernando County, State of Florida, to-wit:

**LOT 35, DRY CREEK ESTATES, ACCORDING TO THE MAP OR PLAT  
THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 50-51, OF THE PUBLIC  
RECORDS OF HERNANDO COUNTY, FLORIDA.**

**SUBJECT TO ALL MATTERS OF RECORD.**

**BEING THE SAME PROPERTY AS CONVEYED TO GWEN SANCHEZ AND  
DERWIN SANCHEZ PHAEDRA, WIFE AND HUSBAND BY WARRANTY DEED**

**FROM STEVE BARNIER, JR., AND SARAH BARNIER, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP RECORDED 07/18/2006 IN OR BOOK 2293, PAGE 1720, HERNANDO COUNTY, FLORIDA.**

PROPERTY ADDRESS: 10363 Saddle Way, Brooksville, FL 34614

*The legal description was obtained from a previously recorded instrument.*

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 Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

*Susan M. Lakso*  
Witness

*Gwen Northrop*  
GWEN NORTHROP,  
formerly known as Gwen Sanchez

*Susan M. Lakso*  
Printed Name

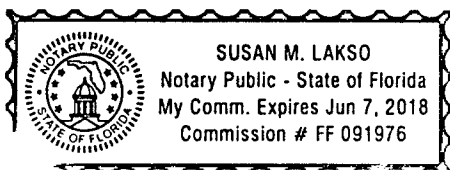
*Vincent McKeown*  
Witness

*Vincent McKeown*  
Printed Name

STATE OF FLORIDA )

COUNTY OF *Hernando* )

The foregoing instrument was hereby acknowledged before me this *18<sup>th</sup>* day of *November*, 2015, by GWEN NORTHROP, formerly known as Gwen Sanchez, who is personally known to me or who has produced *drivers license*, as identification, and who signed this instrument willingly.



*Susan M. Lakso*  
Notary Public  
My commission expires: *6-7-2018*

*This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.*

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Susan M. Lakso  
Witness

Robbie Northrop  
ROBBIE NORTHROP,  
formerly known as Derwin Sanchez Phaedra

Susan M. Lakso  
Printed Name

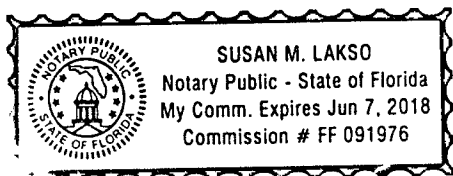
Vincent McKeown  
Witness

Vincent McKeown  
Printed Name

STATE OF FLORIDA )

COUNTY OF Hernando )

The foregoing instrument was hereby acknowledged before me this 18<sup>th</sup> day of November, 2015, by ROBBIE NORTHROP, formerly known as Derwin Sanchez Phaedra, who is personally known to me or who has produced drivers license, as identification, and who signed this instrument willingly.



Susan M. Lakso  
Notary Public  
My commission expires: 6-7-2018

*This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. This is the final Grantor and the end of this document.*

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.