

CONSIDERATION: \$10.00

PREPARED BY & RETURN TO:
CARTER CLENDENIN & FOREMAN, PLLC
PATRICIA L. ASSMANN, ESQ.
5308 SPRING HILL DRIVE
SPRING HILL, FL 34606
TELEPHONE: (352) 686-6278
FILE NO: 2018-0408 AS/SH

R-ENV

Tax Parcel # R-32-323-17-5020-0125-0060

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)

THIS INDENTURE, executed the 22 day of July, 2018, between **ISLAND MOTOCROSS OF NEW YORK, INC., a New York Corporation**, whose address is 21 East Margin Road, Ridge, NY 11961, party of the first part, and **TAMMY M. MERRILL**, whose address is 21 East Margin Road, Ridge, NY 11961, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) 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 **HERNANDO COUNTY, FLORIDA**, to wit:

Lot 6, Block 125, of SPRING HILL UNIT 2, as recorded in Plat Book 7, Pages 65-79, inclusive of the Public Records of Hernando County, Florida.

Property address: 1070 Embassy Ave., Spring Hill, FL 34606

SUBJECT to easements, restrictions and reservations of record and subject to taxes and assessments for the year 2018 and thereafter.

Grantor further warrants that the above described property is not now and never has constituted Grantor's homestead, and is not now and never has been contiguous to Grantor's homestead.

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 and benefit 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:

ISLAND MOTOCROSS OF NEW YORK, INC., a New York Corporation

Thomas Kenny
Witness #1 - Signature

Thomas Kenny
Witness #1 - Printed Name

Linda A. Mattera
Witness #2 - Signature

Linda A. Mattera
Witness #2 - Printed Name

By: [Signature]

JOSEPH T. MERRILL,
Title: Chief Executive Officer

STATE OF NEW YORK
COUNTY OF Suffolk

I HEREBY CERTIFY that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, JOSEPH T. MERRILL, to me well known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed and I relied upon the following form of identification: Florida Drivers License, and who did take an oath.

WITNESS my hand and official seal at the County and State last aforesaid this 22 day of July, 2018.

LINDA A. MATTERA
NOTARY PUBLIC, State of New York
No. 01MA6043775
Qualified in Suffolk County
Commission Expires 08/02/2022

Linda A. Mattera
Notary Public
Typed/Printed/Stamped Name Linda A. Mattera
Commission Expires 08/02/2022
Commission Number 01MA6043775

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:

**ISLAND MOTOCROSS OF NEW YORK,
INC., a New York Corporation**

Thomas Kenny
Witness #1 - Signature

Thomas Kenny
Witness #1 - Printed Name

Linda A. Mattera
Witness #2 - Signature

Linda A. Mattera
Witness #2 - Printed Name

By: T M Merrill

TAMMY M. MERRILL,
Title: Principal Executive Officer

STATE OF NEW YORK
COUNTY OF Suffolk

I HEREBY CERTIFY that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, **TAMMY M. MERRILL**, to me well known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed and I relied upon the following form of identification: NY Drivers License, and who did take an oath.

WITNESS my hand and official seal at the County and State last aforesaid this 22 day of July, 2018.

LINDA A. MATTERA
NOTARY PUBLIC, State of New York
No. 01MA6043775
Qualified in Suffolk County
Commission Expires 08/02/2022

Linda A. Mattera
Notary Public
Typed/Printed/Stamped Name Linda A. Mattera
Commission Expires 08/02/2022
Commission Number 01MA6043775

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.