

TOTAL CONSIDERATION = \$0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

CARRIE N. FELICE, ESQ.  
THE HOGAN LAW FIRM, LLC  
11031 Spring Hill Drive  
Spring Hill, Florida 34608  
(352) 686-0334

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Parcel I.D. #: R12 223 17 1864 00A0 0000  
R12 223 17 1864 00B0 0000  
R12 223 17 1864 0LS1 0000  
R12 223 17 1864 0LS2 0000  
R12 223 17 1864 00P1 0000  
R12 223 17 1864 00P3 0000  
R12 223 17 1864 00P4 0000  
R12 223 17 1864 00P5 0000  
R12 223 17 1864 00P6 0000

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**QUIT CLAIM DEED**

Made this 15<sup>th</sup> day of August, 2019, by and between **TIMBER PINES CENTRE PROPERTY OWNER'S ASSOCIATION, INC., a Florida not for profit corporation**, whose mailing address is 6872 Timber Pines Boulevard, Spring Hill, Florida 34606 hereinafter "Grantor;" and **TIMBER PINES COMMUNITY ASSOCIATION, INC. a Florida not for profit corporation**, whose mailing address is 6872 Timber Pines Boulevard, Spring Hill, Florida 34606, hereinafter "Grantee."

**WITNESSETH**, that the Grantor, for and in consideration of the sum of **Ten (\$10.00) Dollars**, to them in hand paid, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantee all that certain parcel of land lying and being in the County of **Hernando**, State of Florida, more particularly described in **EXHIBIT "A"**, attached hereto and incorporated herein by this reference.

**THIS DOCUMENT IS PREPARED WITHOUT BENEFIT OF TITLE EXAM, TITLE INSURANCE, OR OPINION.**

**THIS DEED IS BEING EXECUTED PURSUANT TO THAT CERTAIN THIRD ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMBER PINES.**

**TOGETHER** with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

**TO HAVE AND TO HOLD** the same in fee simple forever.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal the day and year above written.

Signed, sealed and delivered in the presence of:

**TIMBER PINES CENTRE  
PROPERTY**

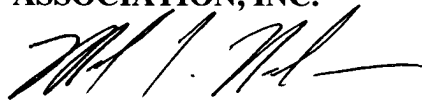
**OWNER'S  
ASSOCIATION, INC.**

Lynn Setelius  
Witness #1 Signature

Lynn Setelius  
Printed Name of Witness #1

Patricia E. Yost  
Witness #2 Signature

Patricia E. Yost  
Printed Name of Witness #2

By:   
**MARK C. NORDMAN**  
**Vice President**

STATE OF FLORIDA            )  
COUNTY OF HERNANDO    )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **MARK C. NORDMAN**, as vice president of **TIMBER PINES CENTRE PROPERTY OWNER'S ASSOCIATION, INC.**, who is personally known to me or who produced \_\_\_\_\_ as identification and who did not take an oath and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed on 15<sup>th</sup> day of August, 2019.

(SEAL)



Zita Mercedes Tuomey  
Notary Public

Zita Mercedes Tuomey  
Notary Name Printed

**EXHIBIT "A"**

**TRACTS P1, P2, P3, P4, P5, P6, LS1, LS2, A AND B, GOODMAN GROUP ADDITION  
REPLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33,  
PAGES 28 THROUGH 32, OF THE PUBLIC RECORDS OF HERNANDO COUNTY,  
FLORIDA.**