

**After Recording Return to and
Mail Tax Statements To:**

Anthony Mojeda
Tracey Roberts
3155 Neff Lake Road
Brooksville, FL 34602

2301-282141

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

1 of 3

[this space for recording information]

Documentary Stamps are based on
the consideration of 10.00

Property Tax ID#: R20-423-20-0000-0010-0010

QUITCLAIM DEED

(this deed is being executed to update vesting to include marital status on title)

THIS INDENTURE, executed the 26 day of AUG, 2022, between ANTHONY MOJEDA, a divorced and not since remarried man, residing at 3155 Neff Lake Rd, Brooksville, FL 34602, and TRACEY ROBERTS, a divorced and since remarried woman, joined by her husband JAMIE DEAN ROBERTS, residing at 13312 Sweet Gum Rd., Brooksville, FL 34613, **GRANTORS**, and ANTHONY MOJEDA, an unmarried man, residing at 3155 NEFF LAKE RD., Brooksville, FL 34602 and TRACEY ROBERTS, a married woman, residing at 13312 Sweet Gum Rd., Brooksville, FL 34613, **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, have 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:

BEGINNING AT THE NE CORNER OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN NORTH 88 DEGREES 51' 23" WEST ALONG THE NORTH BOUNDARY OF SAID SECTION 20 A DISTANCE OF 1333.76 FEET; THENCE RUN SOUTH 01 DEGREES 00' 46" WEST A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH 84 DEGREES 26' 32" EAST A DISTANCE OF 1380.06 FEET; THENCE RUN NORTH 09 DEGREES 57' 58" WEST A DISTANCE OF 220.34 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR ROADWAY OVER AND ACROSS THE EASTERLY 10.00 FEET THEREOF. SUBJECT TO AN EASEMENT OVER AND ACROSS THE EAST 20 FEET THEREOF FOR

INGRESS AND EGRESS FROM NEFF LAKE TO PROPERTY AS DESCRIBED IN O.R. BOOK 998, PAGE 860, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO ANTHONY MOJEDA AND TRACEY ROBERTS, TO HOLD PROPERTY AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM ANTHONY MOJEDA, RECORDED 05/07/2020 IN BOOK 3837, PAGE 1984, HERNANDO COUNTY, FLORIDA.

PROPERTY ADDRESS: 3155 Neff Lake Road, Brooksville, FL 34602
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:

Mistie J.R.
Witness

Anthony Mojeda
ANTHONY MOJEDA

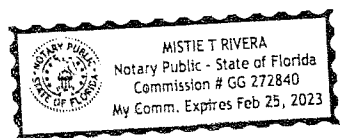
Mistie T. Rivera
Printed Name

Janet Brown
Witness

JANET BROWN
Printed Name

STATE OF FLORIDA) COUNTY OF Hernando


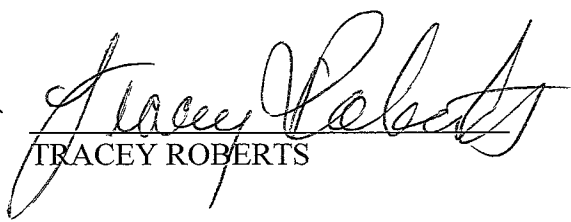
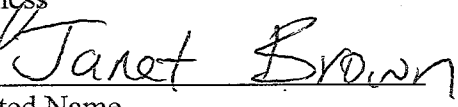
The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 26 day of AUG, 2022, by ANTHONY MOJEDA, who is personally known to me or has produced Drivers License as identification.



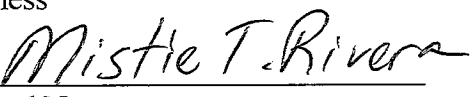


Mistie J.R.
Notary Public
My commission expires: 2/25/23

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

Signed, sealed and delivered in our presence:

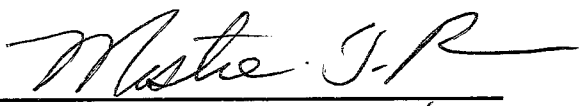

 Witness

 TRACEY ROBERTS

 Printed Name


 Witness

 JAMIE DEAN ROBERTS

 Printed Name

STATE OF FLORIDA)
 COUNTY OF Hernando)

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 26 day of AUG, 2022, by TRACEY ROBERTS and JAMIE DEAN ROBERTS, who is personally known to me or has produced Drivers license as identification.




 Notary Public
 My commission expires: 2/25/23

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.