

Prepared by and return to:
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Attorney at Law
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Quit Claim Deed

This Quit Claim Deed made this 23 day of February, 2023 between, **Marina Diakakis**, a single woman whose post office address is: **12425 Linden Drive, Spring Hill, FL 34608**, grantor: to **Marina K. Diakakis, a single woman**, whose post office address is: **12425 Linden Drive, Spring Hill, FL 34608** and **Emanuel K. Diakakis, a single man**, whose post office address is: **8411 Teresa Catherine Way, Port Richey, FL 34668** and **William George Diakakis, a married man, as Joint Tenants With Full Rights of Survivorship**, whose post office address is: **60 Village Hill Drive, Dix Hills, NY 11746** grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Hernando County, Florida** to-wit:

LOT 15, BLOCK 946, SPRING HILL, UNIT 15, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 10-15, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

Property address: 12425 Linden Drive, Spring Hill, FL 34608

THIS QUIT CLAIM DEED IS PREPARED WITHOUT AN OPINION AT TO TITLE.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Frances Anderson
Witness Name: Frances Anderson

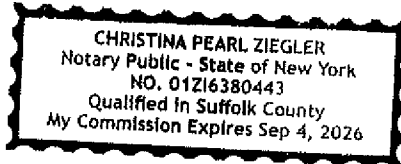
Marina Diakakis
Marina Diakakis

Gianna Anderson
Witness Name: Gianna Anderson

State of New York
County of Suffolk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of **February, 2023**, by **Marina Diakakis**, a **single woman** who are personally known or has produced a driver's license as identification.

[Notary Seal]



Christina Pearl Ziegler
Notary Public

Printed Name: Christina Pearl Ziegler

My Commission Expires: Sept 4th, 2026