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Prepared by:

The Day Law Office

PO Box 5535

Spring Hill, FL 34611

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When recorded return to:

The Day Law Office

PO Box 5535

Spring Hill, FL 34611

(Space above this line reserved for recording office use only)

Parcel ID: R32 323 17 5210 1446 0140

QUIT-CLAIM DEED

(GRANTOR RETAINS AN ENHANCED LIFE ESTATE)

THIS QUITCLAIM DEED, made this 17 day of May, 2023, between KATHRYN J. WOGAN, a single woman whose post office address is 3125 Harrow Rd, Spring Hill, FL 34606 GRANTOR(S) first party, to KATHRYN J. WOGAN, a single woman, for a life estate without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of KATHRYN J. WOGAN, the remainder, if any, to DAVID L RUSSELL, a divorced man, whose address is 3125 Harrow Rd, Spring Hill, FL 34606.

WITNESSETH, that said First Party for and in consideration of the sum of \$10.00 in hand paid by the Second Parties, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Second Parties forever, all the right, title, interest, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hernando, State of Florida, to wit:

Parcel ID: R32 323 17 5210 1446 0140

Physical address: 3125 Harrow Rd, Spring Hill, FL 34606

Lot 14, BLOCK 1446, SPRING HILL UNIT 21, ACCORDING TO THE PLAT THEREOF AS RECORDED ON PLAT BOOK 9, PAGES 81 THROUGH 96, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and to taxes for the year 2007 and thereafter.

This property shall remain the life tenant's homestead.

This instrument has been prepared from information provided by the parties hereto. There is no guarantee of either marketability of title or accuracy of description as there was no examination of title of the property involved.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging on in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or in equity, to the only proper use, benefit and behalf of the said Second Party forever.

IN WITNESS WHEREOF, the said First Party, has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Sandra H. Day
Witness Signature

Kathryn J. Wogan
KATHRYN J. WOGAN

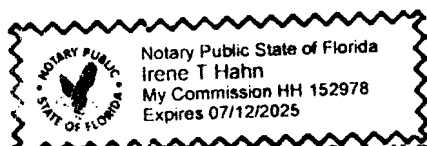
SANDRA H. DAY
Printed Name

[Signature]
Witness Signature

Stacey Terrazza
Printed Name

STATE OF FLORIDA:
COUNTY OF HERNANDO:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 17th day of May, 2023, by KATHRYN J. WOGAN who is personally known to me or who has produced Florida Driver License as identification.



Irene T. Hahn
Notary Public, State of Florida

The Day Law Office, David J. Day, Esq., and Sandra H. Day, Esq., hereby certifies that this instrument was prepared based upon information supplied by the parties hereto. The Day Law Office does not guarantee either marketability of title or accuracy of description as examination of title of the property was not performed.