

This Instrument Prepared by/Return to:
LEE PEARLMAN, Esq. (FBN 53551)
Pearlman Trial Group
2274 State Road 580
Clearwater, FL 33763
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Consideration: \$10.00 (ten US dollars)

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE FROM INFORMATION GIVEN BY THE PARTIES HEREIN. MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION IS NEITHER GUARANTEED NOR INSURED.

QUIT CLAIM DEED

THIS INDENTURE, made on this 24 day of October 2024, Between LEE PEARLMAN, a married man, whose post office address is 2274 State Road 580, Clearwater, FL 33763, Grantor, to NICOLE DENMON AND CHRISTIAN DENMON, wife and husband, whose post office address is 520 2nd Avenue South, St. Petersburg, FL 33701 and HERBERT MILLER, a married man, whose post office address is PO Box 1074 Port Richey, FL 34673, as tenants in common, hereinafter referred to as Grantees.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of \$10.00 (ten US 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 any he may have in the property listed below 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 the HERNANDO County, State of Florida, to wit:

Commence at the NW corner of the SE ¼ of the NE ¼ of Section 26, Township 22 South, Range 19 East, Hernando County, Florida, run thence S 00°29'30" E, along the West line of said SE ¼ of the NE ¼, a distance of 388.95 feet to the South right-of-way line of State Road No. 50 and the Point of the Beginning; thence along the arc of a curve concave to the South having a radius of 2,739.79 feet; a central angle of 2°34'15", a chord bearing of S 67°28'00" E, a chord length of 99.02 feet, and an arc length of 99.03 feet; thence S 1°38'30" E, 80.0 feet; thence S 88°21'30" W, 93.10 feet, thence N 0°29'30" W, 118.33 feet to the Point of Beginning.

Parcel 2:

Begin S 0°29'30" E, 458.8 feet from the NW corner of the SE ¼ of the NE ¼ of Section 26, Township 22 South, Range 19 East, Hernando County, Florida; run thence S 0°29'30" E, along the West line of said SE ¼ of the NE ¼ 100.00 feet; thence N 88°21'30" E, 95.15 feet, thence N 1°30'30" W 100.04 feet; thence S 88°21'30" W, 93.10 feet to the Point of Beginning.

PARCEL ID: R264221900000420000 \$ 02100010

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD and all outstanding taxes and assessments.

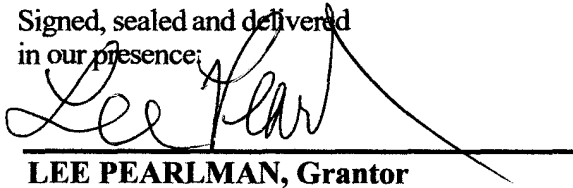
Whenever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

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, benefit and behoof of the said party of the second part.

AND the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend same against the lawful claims of all person whomsoever; and that said land is free of all encumbrances and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.04(2).

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:



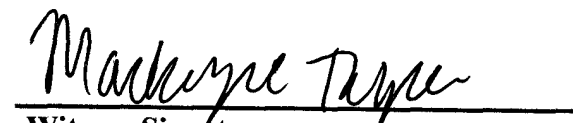
LEE PEARLMAN, Grantor

10/24/2024

Date



Witness Signature
JENICA ELLENBERGER
2274 State Road 580
Clearwater, FL 33763



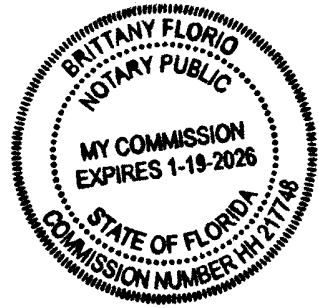
Witness Signature
MACKENZIE TAYLOR
2274 State Road 580
Clearwater, FL 33763

STATE OF FLORIDA
s/s
COUNTY OF PINELLAS:

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, LEE PEARLMAN, a married man, by physical presence, who is personally known to me, who executed the foregoing instrument and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid on this 24th day of October 2024.

Seal



Brittany Florio

Signature of Notary Public

Brittany Florio

Name of Notary Public

My commission expires: