

This Instrument Prepared By and Returned to:

MUROFF, MILESTONE AND MILESTONE
NEIL A. MILESTONE, ESQ.
100 North Federal Highway, Ste. 200
Hallandale Beach, FL 33009
T. 305-682-2324

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 24th day of October, 2024, by CELESTE E. FEHN, an **unremarried widow**, whose post office address is **23 Jennifer Lane, Carmel, NY 10512**, "grantor**", and

RICHARD FEHN, a married man, whose post office address is **73 Kent Lake Avenue, Carmel, NY 10612**, and **STEVEN VICTOR FEHN, a married man**, whose post office address is **7 Doyle Dr, Wappingers Falls, NY 12590**, AS TENANTS-IN-COMMON, EACH AS TO AN UNDIVIDED 1/2 (ONE-HALF) INTEREST, "grantee**":

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, where-ever the context so admits or requires.)

WITNESSETH, That the said grantor, for and in consideration of the sum of **Ten and 00/XX (\$10.00) Dollars** in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said grantee forever, all the right, title, interest, claim and demand which the said grantor 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:

LOT 7 BLOCK 138 HERNANDO BEACH UNIT 13-B as recorded in Plat Book 17, Page 70 in the Public Records of Hernando County, Florida.

Parcel #: R24-223-16-2370-0138-0070

Parcel Key: 00937124

N.B.: THE PREPARER OF THIS INSTRUMENT WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW AN ABSTRACT OF THE TITLE TO THE LANDS HEREIN DESCRIBED AND THEREFORE, NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION (EXPRESS OR IMPLIED) IS GIVEN AS TO THE MARKETABILITY OR CONDITION OF TITLE THERETO; THE QUALITY OF THE LAND INCLUDED; THE LOCATION OF THE BOUNDARIES THERETO; OR THE EXISTENCE OF LIENS, UNPAID TAXES, OR ENCUMBRANCES; OR THE GRANTOR'S RIGHT TO TRANSFER THE PROPERTY.

N.B.: ADDITIONAL CONSIDERATION FOR THIS CONVEYANCE IS LOVE AND AFFECTION BETWEEN THE PARTIES WHO ARE MOTHER AND SONS. NO MORTGAGE ENCUMBERS THIS PROPERTY.

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 grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

Witnesses to Grantor:

Witness Sign: [Signature]
Witness Print: Brenda Poltrac

Celeste E. Fehn
CELESTE E. FEHN

Witness Post Office address: 10 Marshall Road
Wappingers Falls, NY 12590

Witness Sign: [Signature]

Witness Print: Marisa Poltrac

Witness Post Office address: 10 Marshall Rd
Wappingers Falls, NY 12590

STATE OF NEW YORK
COUNTY OF Dutchess

The foregoing instrument was acknowledged before me by means of physical presence this 24th day of October, 2024 by CELESTE E. FEHN who produced drivers ID card as identification and did take an oath.

My Commission Expires: 5/21/26

NOTARY PUBLIC

Sign: [Signature]

Print: Stephanie Duquesne
State of New York at Large

