

19.50 Index
10.00 Index
Prepared By and Return to:
Ron A. Rhoades, Esq.
2420 North Essex Avenue
Hernando, FL 34442

R

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made as of the last execution date set forth below, by **GEORGE KIRSHY; PHYLLIS KIRSHY; SAL MESSINA; SUNDAY MESSINA; and SALVATORE LAWRENCE MESSINA and SUNDAY LOUISE MESSINA AS TRUSTEES OF THE MESSINA FAMILY TRUST UNDER TRUST AGREEMENT DATED JULY 18, 1994, hereinafter collectively called the Grantor, to GEORGE KIRSHY, TRUSTEE OF THE GEORGE KIRSHY TRUST UTA DATED MARCH 23, 1995, as to an undivided one-fourth interest; PHYLLIS S. KIRSHY, TRUSTEE OF THE PHYLLIS S. KIRSHY TRUST UTA DATED MARCH 23, 1995, as to an undivided one-fourth interest; and SALVATORE LAWRENCE MESSINA and SUNDAY LOUISE MESSINA, TRUSTEES OF THE MESSINA FAMILY TRUST, UTA DATED JULY 18, 1994, as to an undivided one-half interest; all as tenants in common, and whose current mailing address is 5347 Slater Road, Spring Hill, Florida 34608, hereinafter called the Grantee:**

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$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 Grantee, 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 in Hernando County, Florida, viz:

Parcel #1 - Parcel ID# R32-323-17-5030-0149-0110

Lot 11 Block 149, Spring Hill, Unit #3, as per plat thereof recorded in plat book 7, pages 80-86 of the public records of Hernando County, Florida.

Parcel #2 - Parcel ID# R32-323-17-5090-0498-0020

Lot 2, Block 498, of SPRING HILL, UNIT 9, as per plat thereof recorded in Plat Book 8, Pages 38-53, of the public records of Hernando County, Florida.

Parcel #3 - Parcel ID# R32-323-17-5090-0498-0030

Lot 3, Block 498, Unit #9, a subdivision according to the plat thereof, recorded in plat book 8, pages 38-53 of the public records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record.

This is a gift transaction of property from two owners to said owners' respective inter vivos revocable trusts, and is exempt from documentary stamp tax. No consideration has been granted nor paid.

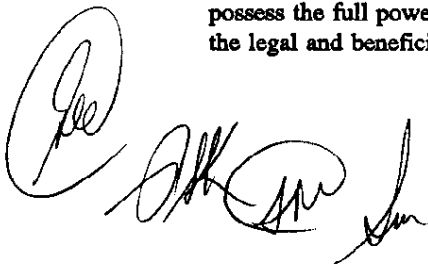
Under the terms of said trust agreements, the trustees of the respective trusts above named possess the full power and authority to sell, convey, grant, transfer, assign, and encumber both the legal and beneficial interest in the real estate conveyed herein.

**** OFFICIAL RECORDS ****
BK: 1020 PG: 1218

FILE# 95-018975
HERNANDO COUNTY, FLORIDA

RCD Jun 16 1995 01:28pm
KAREN NICOLAI, CLERK

DEED DOC STAMPS 0.70
06/16/95 Deputy Clk



The Grantors represent and warrant that the above-mentioned property does not and has never constituted the Grantors' homestead, nor has said property been contiguous to the homestead of any Grantor, as said term is defined by the Florida Constitution and the laws of the State of Florida.

This legal description was provided by Grantors to the preparer of this document, and relied upon by the preparer. Title to this property has not been searched and is not guaranteed by the preparer of this document.

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 equity, to the only proper use, benefit and behoof of the said Grantees forever.

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

Signed, sealed and delivered in our presence:

Echo Coe Rooney
ECHO COE ROONEY

Ron A. Rhoades
RON A. RHOADES

George Kirshy
GEORGE KIRSHY
5347 Slater Road
Spring Hill, Florida 34608

Echo Coe Rooney
ECHO COE ROONEY

Ron A. Rhoades
RON A. RHOADES

Phyllis Kirshy
PHYLLIS KIRSHY
5347 Slater Road
Spring Hill, Florida 34608

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 20 day of April, 1995, by GEORGE KIRSHY and PHYLLIS S. KIRSHY who have produced their valid Florida driver's licenses as identification.

NOTARY PUBLIC
STATE OF FLORIDA
ECHO COE ROONEY
COMMISSION # CC 330915
EXPIRES NOV 18, 1997
Atlantic Bonding Co., Inc.
800-732-2245

Echo Coe Rooney
ECHO COE ROONEY, NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 11/18/97
SEAL - COMMISSION #CC330915

x *Lydia Tavera-Morales*
LYDIA TAVERA-MORALES
(typed name of witness)

Betty Pat
BETTY PAT
(typed name of witness)

x *Lydia Tavera-Morales*
LYDIA TAVERA-MORALES
(typed name of witness)

Betty Pat
BETTY PAT
(typed name of witness)

x *Lydia Tavera-Morales*
LYDIA TAVERA-MORALES
(typed name of witness)

Betty Pat
BETTY PAT
(typed name of witness)

x *Lydia Tavera-Morales*
LYDIA TAVERA-MORALES
(typed name of witness)

Betty Pat
BETTY PAT
(typed name of witness)

[Handwritten signatures]

SAL MESSINA
SAL MESSINA

2250 MONACO DR.
OXNARD, CA. 93035
(type in address)

SUNDAY MESSINA
SUNDAY MESSINA
2250 MONACO DR.
OXNARD, CA. 93035
(type in address)

SALVATORE LAWRENCE MESSINA
SALVATORE LAWRENCE MESSINA, TRUSTEE
2250 MONACO DR.
OXNARD, CA. 93035
(type in address)

SUNDAY LOUISE MESSINA
SUNDAY LOUISE MESSINA, TRUSTEE
2250 MONACO DR.
OXNARD, CA. 93035
(type in address)

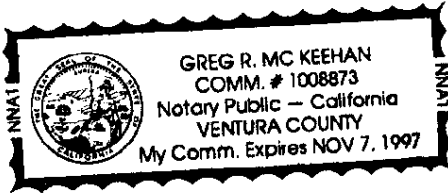
** OFFICIAL RECORDS **
BK: 1020 PG: 1220

ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF VENTURA

The foregoing instrument was acknowledged before me this 25th day of APRIL, 1995, by SAL MESSINA, SUNDAY MESSINA, SALVATORE LAWRENCE MESSINA, TRUSTEE, AND SUNDAY LOUISE MESSINA, TRUSTEE, who are personally known to me or who have produced DRIVER'S License (type of identification, i.e. driver's license) as identification.



Greg R. McKeeth
(Notary's signature)

GREG R. MCKEEHAN
(typed, printed or stamped name of officer taking acknowledgement)

Notary Public
(title or rank, i.e. Notary Public)

Comm # 1008873
(serial number, if any)

** OFFICIAL RECORDS **
BK: 1022 Pg: 1221

[Handwritten signatures]