

Prepared by:
Susan Cohill Fogarty, Esq.
P. O. Box 715
Inverness, FL 34451

Record and Return to:
Robert M. & Patty J. Braatz
8301 Promenade Dr.
Homosassa, FL 34448
Property Appraiser's Parcel Nos: 03687-010-000

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 17th day of October, 2013, by ROBERT M. Braatz, Grantor, a married man whose post office address is 8301 Promenade Drive, Homosassa, Citrus County, Florida 34448 and his Wife, PATTY J. BRAATZ a/k/a PATTY HOLT BRAATZ, Grantor, whose post office address is 8301 Promenade Drive, Homosassa, Citrus County, Florida 34448, First Party, to FORREST HEATH COBB, Grantee, a single man, whose post office address is 888 Biscayne Blvd., Apt. 2403, Miami, Miami-Dade County, FL 33132, Second party.

(Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for an in consideration of the sum of Ten dollars (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party 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 Bay, State of Florida, to-wit:

Commence at the Southeast Corner of Section 4, Township 2 South, Range 12 West; thence North 01° 20' 25" West along the East line of said Section 4, 30 feet to the North R/W line of Veal Road and the Point of Beginning; thence continue along said East line 500 feet; thence South 89° 01' 05" West 1077.86 feet to the East R/W line of St. Andrews Bay Railroad; thence Southwesterly along said R/W line to the North R/W line of Veal Road; thence North 89° 01' 05" East along said R/W line 1243.34 feet to the Point of Beginning. Being a part of the Southeast Quarter (SE¹/₄) of Section 4, Township 2 South, Range 12 West, Bay County, Florida and containing 13.6 acres more or less.

SUBJECT to covenants, restrictions, and easements of record.

THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED TO SCRIVENER BY GRANTOR. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guideline may have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Health Unit.

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 first party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

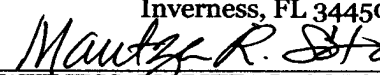
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


WITNESS: JACQUIE B. HEPFER
200 Cherry Ave.
Inverness, FL 34450


WITNESS: MARITZA R. SOTO
408 Lake St.
Inverness, FL 34450


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ROBERT M. BRAATZ, Grantor
8301 Promenade Drive
Homosassa, Florida 34448


PATTY J. BRAATZ, Grantor
a/k/a PATTY HOLT BRAATZ
8301 Promenade Drive
Homosassa, FL 34448

STATE OF FLORIDA)

) ss:

COUNTY OF CITRUS)

The foregoing instrument, Quit Claim Deed, was acknowledged before me this 17th day of October, 2013, by ROBERT M. BRAATZ and PATTY J. BRAATZ, his Wife, who are personally known to me and who before me, after being duly sworn and stating under oath, that they executed said instrument for the purposes therein expressed and states that the facts set forth above are true and correct.



SUSAN COHILL FOGARTY
MY COMMISSION # EE 200131
EXPIRES: September 20, 2016
Bonded Thru Budget Notary Services

Signature 
NOTARY PUBLIC

Printed Name Susan Cohill Fogarty

Notary Public, State of Florida

Serial No. EE200131

My Commission Expires: September 20, 2016