

Prepared by and return to:

**Stephanie Grosso**  
**Title & Abstract Agency of America, Inc.**  
**4902 Eisenhower Blvd Ste. 295**  
**Tampa, FL 33634**

File Number: **23-315125**

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**Quit Claim Deed**

**This Quit Claim Deed made this 19th day of September, 2023, between Albrae Equities, LLC, a California Limited Liability Company, whose post office address is 41829 Albrae St., #218, Fremont, CA 94538, and West Land Central LLC, a California Limited Liability Company, whose post office address is 1001 Avenida Pico #C418, San Clemente, CA 92673, grantee:**

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in the **Citrus County, Florida**, to-wit:

**COMMENCING AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE S00°31',48"W, 660.0 FEET; THENCE N89°15'50"W, 510.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°15'50"W, 150.00 FEET; THENCE S00°31'48"W, 300.0 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AN EXISTING 60.0 FOOT ROAD; THENCE S89°15'50"E, ALONG SAID RIGHT-OF-WAY LINE, 150.0 FEET; THENCE N00°31'48"E, 300.0 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 13, BLOCK "C" OF PANAMA PINES UNIT 1.**

**Parcel Identification Number: 05288-245-000**

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

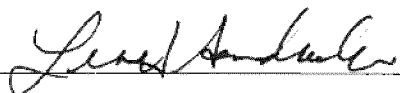
  
\_\_\_\_\_

**Albrae Equities, LLC, a California Limited Liability Company**

Witness Name: ADAM ARREDONDO

Witness Address: 134 Calle Cuervo  
San Clemente, CA 92672

  
\_\_\_\_\_ **Ben Harris, Managing Member**


  
\_\_\_\_\_

Witness Name: Lisset Arredondo

Witness Address: 134 Calle Cuervo  
San Clemente CA 92672

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by **Ben Harris, as managing member of Albrae Equities, LLC, a California Limited Liability Company**, ( ) who (is/are) personally known to me or ( ) who has produced \_\_\_\_\_ as identification.

See Attached  


\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
My Commission Expires

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On 9/19/2023 before me, Adam Arredondo, Notary Public  
(insert name and title of the officer)

personally appeared Ben Harris,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)

