

Prepared by and return to:
The Law Office of Douglas K. McKoy, P. A.
302 North Main Street, Suite B, Trenton, FL 32693
File Number: Q 21-06-02-B

Quit Claim Deed

Made this 4th June, 2021 A.D., by Lee A. Thomas, Individually and as Sole Trustee under Agreement with Lee A. Thomas, UAD 10/01/2003, and Lee A. Thomas, as Sole Successor Trustee under Agreement with Beverly J. Thomas, UAD 10/01/2003, whose post office address is 4990 NE 195th Ct, Williston FL, 32693, hereinafter called the grantor, to Ryan B. Thomas, a single man, whose post office address is: 11151 NE 35th St, Bronson, FL, 32621, hereinafter called the grantee:

(Whenever used herein the term "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 DOLLARS (\$10.00) and other valuable considerations, 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 grantor has in and to, all that certain land situate in Levy County, Florida, viz:

See Exhibit "A"

Said property is not the Homestead of the Grantor(s) as defined by the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of their family resides thereon.

Title to the land herein conveyed was neither researched, guaranteed or insured by the preparing attorney at the request of the parties to the deed.

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

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.

Signed, sealed and delivered in our presence

Douglas K. McKoy
Witness Signature

Douglas K. McKoy
Witness Printed Name

Laurie A. Terry
Witness Signature

Laurie A. Terry
Witness Printed Name

Lee A. Thomas
Lee A. Thomas, as Sole Trustee under Agreement with Lee A. Thomas, UAD 10/01/2003

Lee A. Thomas
Lee A. Thomas, As Sole Successor Trustee under Agreement with Beverly J. Thomas, UAD 10/01/2003

Lee A. Thomas
Lee A. Thomas, Individually

STATE OF FLORIDA
COUNTY OF Gilchrist

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 4th day of June, 2021, by Lee A Thomas, Individually and as Sole Trustee under Agreement with Lee A. Thomas, UAD 10/01/2003 and as & Successor Trustee under Agreement with Beverly J. Thomas, UAD 10/01/2003. Personally Known: OR Produced Identification: ___ Type of Identification produced: _____.

Notary Seal:



Douglas K. McKoy
Signature of Notary Public