

This Document Prepared By and Return To:

Robert W. Batsel, Jr., Esquire
Gooding & Batsel, PLLC
1531 SE 36 Avenue
Ocala FL 34471

Recording Fees: \$18.50
Doc. Stamps: \$00.70

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this ____ day of _____, 2022, by **SUMTER COUNTY, a political subdivision of the State of Florida**, whose post office address is: 7375 Powell Road, Wildwood, FL 34785, hereinafter called the Grantor, to **TIMOTHY M. WATSON, as Trustee(s) of the Timothy M. Watson Family Trust dated October 13, 2006, and MARY LOU WATSON, as Trustee(s) of the Mary Lou Watson Family Trust dated October 13, 2006**, whose address is: P. O. Box 163, Wildwood, FL 34785, 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, trusts and trustees)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, 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 Sumter County, Florida, more particularly described as follows:

LEGAL DESCRIPTION OF A PORTION OF COUNTY ROAD 246 IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FL; 30 FOOT WIDE, That part of the South and Southeasterly half of County Road 246 (30 foot right of way) being 15 feet parallel with and perpendicular to the centerline of said County Road 246 in the North 1/2 of Section 17, Township 18 South, Range 22 East, Sumter County Florida, described as:

The East 1/4 of the North 3/4 of the Northeast 1/4 of the Northwest 1/4, Together with; The North 3/4 of the Northwest 1/4 of the Northeast 1/4 LESS the East 740.35 feet, thereof.

A portion of Parcel Identification Number: C17-053

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

TO HAVE AND TO HOLD, the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all of 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 behalf of the said Grantee forever.

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

SUMTER COUNTY, a political subdivision of the State of Florida

Witness Signature

Witness Printed Name

Witness Signature

Witness Printed Name

By: _____
Craig A. Estep, Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by Craig A. Estep, Chairman of the Board of County Commissioners of SUMTER COUNTY, a political subdivision of the State of Florida.

Notary Public, State of Florida
Name: _____
(Please print or type)

Commission Number: _____
Commission Expires: _____

Notary: Check one of the following:

___ Personally known OR

___ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: _____
