

**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 DALE WATSON and LINDSEY DALE WATSON**, whose address is: 9160 NE 17<sup>th</sup> Drive, 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 ½ of Section 17, Township 18 South, Range 22 East, Sumter County, Florida, described as: The Southeast ¼ of the Northwest ¼ of the Northeast ¼ of the Northwest ¼; AND the Southwest ¼ of the Northeast ¼ of the Northeast ¼ of the Northwest ¼; AND the Northeast ¼ of the Southwest ¼ of the Northeast ¼ of the Northwest ¼. AND the Northwest ¼ of the Southwest ¼ of the Northeast ¼ of the Northwest ¼; AND the Southwest ¼ of the Southwest ¼ of the Northeast ¼ of the Northwest ¼, LESS the south 100.00 feet thereof; AND the Southeast ¼ of the Southeast ¼ of the Northwest ¼ of the Northwest ¼, LESS the south 100.00 feet thereof, all being in Section 17, Township 18 South, Range 22 East, Sumter County, Florida.

A portion of Parcel Identification Number: C17-031

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: \_\_\_\_\_  
\_\_\_\_\_