

PREPARED BY AND RETURN TO:

Standard Title & Escrow
200 Central Avenue, 4th Floor
St Petersburg, FL 33701
Tax ID No: 34-24-21-0000-16600-0020
Our File: 2023-113

Quit Claim Deed

Made this 10th day of April, 2023 A.D., by and between **Romarie Sanchez Medina, LLC, a Florida Limited Liability Company of 10th Street, Dade City, FL 33525**, hereinafter called the grantor, and **Ricardo Manuel Sanchez and Romarie Sanchez Medina, Husband and Wife, of 13400 10th Street, Dade City, FL 33525**, 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 zero and 00/100 (\$.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 Pasco County, Florida viz:

See Exhibit "A" attached hereto and made a part hereof.

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:

ROMARIE SANCHEZ MEDINA, LLC

By:

Romarie Sanchez Medina, Its Manager

Witness Printed Name

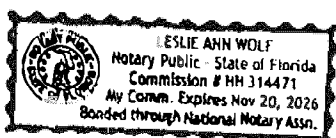
Witness Printed Name

State of Florida

County of Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of April, 2023 by who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Notary Public

Print Name: Leslie Ann Wolf

My Commission Expires: 11-20-2026

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EXHIBIT "A"

The South 17.00 feet of that of the North 1/2 of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 24 South, Range 21 East, Pasco County, Florida, lying West of the right of way on U.S. Highway 301; less and except the East 870.00 feet thereof and less the West 190.00 feet thereof.

And; the North 186.33 feet or that part of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 24 South, Range 21 East, Pasco County, Florida, lying West of the right of way on U.S. Highway 301; less and except the East 870.00 feet thereof; less the North 146.33 feet of the West 190.00 feet thereof; and less the West 40.00 feet thereof for right of way on Tenth Street.

For title reference, see deed recorded on December 5, 2019 as Instrument Number 2019207192 in Book 10017, Page 3380, with the Pasco County Clerk & Comptroller.