

THIS INSTRUMENT WAS PREPARED BY:
HEATHER FLANAGAN,
ATTORNEY AT LAW
1204 NW 69th Terrace, Suite D
GAINESVILLE, FLORIDA 32605

WHEN RECORDED MAIL TO:
Dr. and Ms. Williams
1501 NW 46th Terrace
Gainesville, Florida 32605

Property Appraisers Parcel I.D. Number:
08254-000-00

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Quit Claim Deed

THIS QUIT CLAIM DEED made this 16th day of January, 2008, by William N. Williams and Kandace A. Penner whose address is 1501 NW 46th Terrace, Gainesville, Florida 32605, hereinafter called Grantors, to KANDACE A. PENNER and WILLIAM N. WILLIAMS, Trustees, or their successors in trust under the KANDACE ANN PENNER TRUST AGREEMENT DATED NOVEMBER 11, 1998, and any amendments thereto, hereinafter called Grantees.

WITNESSETH: That the Grantors, for valuable consideration in the amount of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby remise, release, and quitclaim to Grantees, and Grantees' heirs and assigns forever, all the right, title, interest, claim and demand which Grantors have in and to the following described land, situate, in LEVY COUNTY, Florida, viz:

Lot 7, Block "G", River Forest, according to the plat thereof recorded in Plat Book 2, page 56, Public Records of Levy County, Florida.

Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title, interest, lien, equity and claim in and to the above described property unto the said Grantees, Grantees' heirs, administrators, executors, successors and /or assigns forever IN FEE SIMPLE with full power and authority to sell, convey, and grant and encumber both the legal and beneficial interest in the real estate conveyed.

The Document preparer was engaged only as a scrivener. The legal description has been furnished by the party hereto. This Deed was prepared without benefit of title search or examination, and title is neither warranted nor guaranteed by HEATHER FLANAGAN, P.A. Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, the Grantors have executed this deed January 16th, 2008.

William N. Williams
WILLIAM N. WILLIAMS

Kandace Penner
KANDACE A. PENNER

Signed, Sealed and Delivered in our presence:

Patricia Newman
PATRICIA A. NEWMAN

Piper Call
PIPER CALL

STATE OF FLORIDA)
COUNTY OF ALACHUA)

THE FOREGOING INSTRUMENT was acknowledged before me on January 16th, 2008 by **Williams N. Williams and Kandace A. Penner** who are personally known to me.



Heather Flanagan
Heather Flanagan,
Notary Public, State of Florida

Unofficial Copy