

ADVANTAGE TITLE, LLC  
137 MAIN STREET  
BAY SAINT LOUIS, MS 39520

**PREPARED BY:**

STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

**WHEN RECORDED MAIL TO:**

JEFFREY W. PHILLIPS  
HEATHER L. PHILLIPS  
6790 NE 160TH AVENUE  
WILLISTON, FL 32696

**PARCEL ID NO.:** 0410900200

**PURCHASE PRICE PAID:** \$0.00

**OTHER CONSIDERATION:** \$0.00

**DOCUMENTARY STAMP TAX:** \$ .70

**FILE # :** CF-FL-13193

---

**Quitclaim Deed**

THIS QUITCLAIM DEED is made on MAY 19, 2016, by JEFFREY W. PHILLIPS, who took title as JEFF W. PHILLIPS, and HEATHER L. PHILLIPS, formerly known as HEATHER L. EDWARDS, husband and wife, whose address is 6790 NE 160th Avenue, Williston, FL 32696 (herein, "Grantor"), to JEFFREY W. PHILLIPS and HEATHER L. PHILLIPS, husband and wife, as joint tenants with right of survivorship, whose address is 6790 NE 160th Avenue, Williston, FL 32696 (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Levy, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 6790 NE 160th Avenue, Williston, FL 32696

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any.

IN WITNESS WHEREOF, Grantor signed and sealed this Quitclaim Deed on the date first above written.

**EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS  
DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.**

Witnesses:



Witness #1 signature

John C Edwards

Printed name of witness #1



Witness #2 signature

Reynolds Jackson Jr

Printed name of witness #2

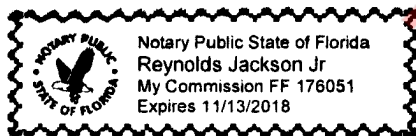
STATE OF

COUNTY OF

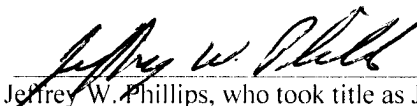
Florida  
Alachua

This instrument was acknowledged before me on 05-19-2016, by Jeffrey W. Phillips, who took title as Jeff W. Phillips [ ] who is personally known to me or [ ☒ ] who has produced State of FL DL as identification.

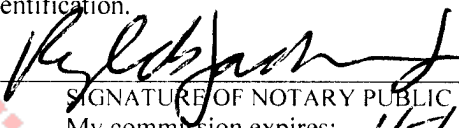
[Affix Notary Seal]



Grantor:



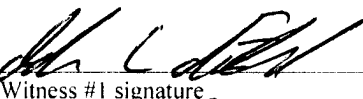
Jeffrey W. Phillips, who took title as Jeff W. Phillips



SIGNATURE OF NOTARY PUBLIC

My commission expires: 11-13-18

Witnesses:



Witness #1 signature

John C Edwards

Printed name of witness #1



Witness #2 signature

Reynolds Jackson Jr

Printed name of witness #2

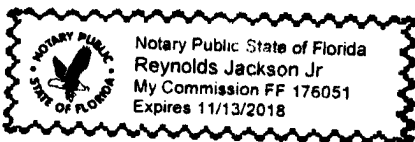
STATE OF

COUNTY OF

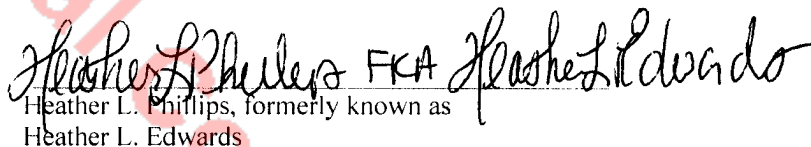
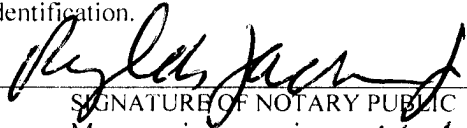
Florida  
Alachua

This instrument was acknowledged before me on 05-19-2016, by Heather L. Phillips, formerly known as Heather L. Edwards, [ ] who is personally known to me or [ ☒ ] who has produced State of FL DL as identification.

[Affix Notary Seal]



Grantor:


Heather L. Phillips, formerly known as  
Heather L. Edwards


SIGNATURE OF NOTARY PUBLIC

My commission expires: 11-13-18

**EXHIBIT A**

THE EAST 50 FEET OF THE SOUTH 1/2, OF NE 1/4 OF NE 1/4, IN SECTION 21, TOWNSHIP 12 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA.

This property constitutes the homestead real property of Grantor.

**MAIL FUTURE TAX STATEMENT TO:**

JEFFREY W. PHILLIPS  
HEATHER L. PHILLIPS  
6790 NE 160th Avenue  
Williston, FL 32696

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*