

Parcel Identification No: 0902304501

This Instrument Prepared By
and Return to:

Orion McNulty
P.O. Box 493 Cedar Key
FL, 32625

Consideration: \$40,000.00

CLOSING FLORIDA, LLC
1016 CLARE AVE
STE 5
WEST PALM BEACH, FL 33401

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QUITCLAIM DEED

This Quitclaim Deed, made this 20 day of Feb, ^{KMW}~~2019~~ 2019, between Kathleen Walz, a single woman, whose address is 301 Canyon Creek Drive, Unit 11, Colfax, CA 95713, Grantor(s), and Kathleen Walz, a single woman, and Orion McNulty, a married man, as joint tenants with rights of survivorship, whose address is 7550 SW 127th Ct., Cedar Key, FL 32625, Grantee(s).

(Wherever used herein the terms "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 -----TEN & NO/100 (\$10.00)-----
-----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Levy, State of Florida, to-wit:

Parcel 1:

All Blocks 63 and 64 in Cedar Key Heights, Section A, according to the Plat thereof as recorded in Plat Book 2, Page 17; and

Parcel 2:

Lots 1 through 12 and 25 through 36 of Block 45, inclusive, Cedar Key Heights, Section A, according to the Plat thereof as recorded in Plat Book 2, Page 17;

Subject to the protective covenants attached to warranty deed as "Exhibit A" recorded in Levy County Public Records, OR Book 1168, Page 813.

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 Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness #1 Signature

Shannon Anderson
Witness #1 Printed Name

A. McNulty
Witness #2 Signature

Alannah McNulty
Witness #2 Printed Name

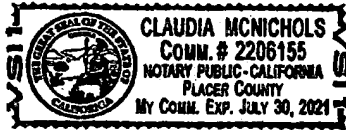
[Signature] is Kathleen Walz
Kathleen Walz

[Signature]
A. McNulty

STATE OF California
COUNTY OF PLACER

The foregoing instrument was acknowledged before me this 20th day of February, 2019, by **Kathleen Walz**, who is personally known to me or who has produced a CALIFORNIA Drivers Lic as identification.

SEAL



My Commission Expires: 7-30-2021

[Signature]
Notary Signature

Claudia McNichols
Printed Notary Signature