

This instrument was prepared by:

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Snyder & Snyder, P.A.  
7931 S.W. 45th Street  
Davie, Florida 33328

Property Appraiser's  
Parcel Identification No.: 0340807800

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## QUIT CLAIM DEED

**This Quit-Claim Deed** dated this 16 day of Dec., 2013, by ANNIE MARGARITA HIRT, a married woman, whose post office address is 18706 Pepper Pipe, Lutz, FL 33558, ILIANA G. MENDEZ, a single woman, whose post office address is 21432 Valley Forge Circle, King Prussia, PA 19406 and NICOLAS MENDEZ ROSA, a married man, whose post office address is Box 629, Morovis, PR 00687, first party;

to

LUISA MENDEZ ALVAREZ, a married woman, whose post office address is 2520 Monterey Court, Ft. Lauderdale, FL 33327 and MARISOL MENDEZ RAMIREZ, a married woman, whose post office address is 1010 Orchid Street, Cond Mont Blanc #505, San Juan, PR 00926, as tenants in common, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**THE SUBJECT PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD OF ANY OF THE FIRST PARTY INDIVIDUALS REFERENCED ABOVE, WHO CURRENTLY RESIDE AT THE FOLLOWING ADDRESSES:**

**ANNIE MARGARITA HIRT** 18706 Pepper Pipe, Lutz, FL 33558;

**ILIANA G. MENDEZ** 21432 Valley Forge Circle, King Prussia, PA 19406; and

**NICOLAS MENDEZ ROSA** Box 629, Morovis, PR 00687.

**\*\*DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION\*\***

**Witnesseth** That the said first party, for and in consideration of the sum of \$10.00, in hand, and love and affection, paid by the said second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described

lot, piece or parcel of land, situate, lying and being in the County of Levy, State of Florida, to wit:

The N1/2 of the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 15, Township 12 South, Range 17 East, approximately 1 and 1/4 acres.

**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 first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

**In Witness Whereof**, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness

[Signature]  
ANNIE MARGARITA HIRT

LARRY HUYNH  
Print/Type Name

[Signature]  
Witness

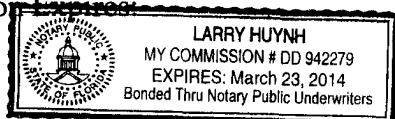
Brittany Cessner  
Print/Type Name

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October, 2013, by ANNIE MARGARITA HIRT, who is personally known to me or who has produced [REDACTED] as identification.

My Commission Expires:



[Signature]  
Notary Public, State of Florida, at Large

LARRY HUYNH  
Print, Type, or Stamp Name

Signed, sealed and delivered in the presence of:

*[Signature]*  
Witness

1. JL SZYDLOWSKI  
Print/Type Name

*[Signature]*  
Witness

FRANCISCO ALVAREZ  
Print/Type Name

*[Signature]*  
ILIANA G. MENDEZ

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Montgomery

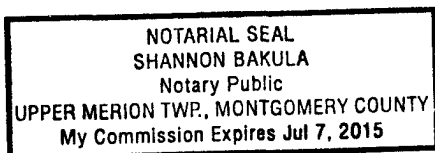
The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December, 2013, by ILIANA G. MENDEZ, who is personally known to me or who has produced PA Drivers license as identification.

My Commission Expires:

07/07/2015

*[Signature]*  
Notary Public, Commonwealth of Pennsylvania, at Large

Shannon Bakula  
Print, Type, or Stamp Name



Signed, sealed and delivered in the presence of:

Jose E Gede Salgado  
Witness

NICOLAS MENDEZ ROSA

Jose E Gede Salgado  
Print/Type Name

Jose Menido  
Witness

Jose Menido  
Print/Type Name

COMMONWEALTH OF PUERTO RICO

COUNTY OF Marengo

The foregoing instrument was acknowledged before me this 25 day of October, 2013, by **NICOLAS MENDEZ ROSA**, who is personally known to me or who has produced Lic. Cond. as identification.

My Commission Expires:

Jose L. Davila Cordero  
Notary Public, Commonwealth of Puerto Rico, at Large  
Jose L. Davila Cordero  
Print, Type, or Stamp Name

