

PREPARED BY AND RETURN TO:

Stephen P. Johnson, Esq.
The Corporate Law Firm
1000 W. McNab Rd., Suite 172.
Pompano Beach, FL 33069

RV ✓

Consideration: \$10.00
Documentary Stamp Taxes: \$0.70

(Space Above This Line for Recording Data)

QUIT CLAIM DEED

This Quit Claim Deed, executed this 19th day of June, 2024, by **Larry D. Beard, a single man**, whose post office address is 322 NE 5th Avenue, Dania Beach, FL 33004, hereinafter called the GRANTOR, to **Larry D. Beard, Trustee of the Larry D. Beard Revocable Trust dated June 19, 2024**, whose post office address is 322 NE 5th Avenue, Dania Beach, FL 33004, hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, trusts and trustees):

Witnesseth, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto Grantee, all right, title interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in **Levy County, Florida**, to wit:

Lot 4, Block C, Bronze-Sun Acres, an unrecorded subdivision in the SE ¼ of Section 34, Township 11 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a point of reference commence at the SE corner of said Section 34; thence run S 89°03'00" W, along the South line of said Section 34, a distance of 450.15 feet to the Westerly right of way line of a 50 foot street (known as Bahia Drive); thence N 00°58'06" E, along said right of way line, 1700.94 feet; thence S 89°03'00" W, 511.58 feet to the Point of Beginning; thence continue S 89°03'00" W, 250.00 feet; thence N 00°57'00" W, 400.00 feet to the Southerly right of way line of a 50 foot street (known as Bermuda Lane); thence N 89°03'00" E, along said right of way line, 250.00 feet; thence S 00°57'00" E, 400.00 feet to close on the Point of Beginning.

LESS AND EXCEPT the South 20 feet thereof previously conveyed in Official Record Book 286, page 442, public records of Levy County, Florida.

SUBJECT TO road right of way.

Parcel Identification No. 0325103000

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 Grantor, either in law or equity to the only proper use, benefit and behoof of the Grantee forever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

Scott J. Beard
Witness Signature as to Grantor

Larry D. Beard
Larry D. Beard, Grantor

Scott J. BEARD
Printed Name 4725 Lincoln St.
Hollywood, FL 33021

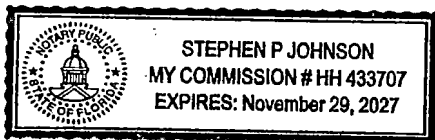
Paul Rof
Witness Signature as to Grantor

PAUL ROF
Printed Name 6077 143rd Dr. N.
Loxahatchee, FL 33470

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of June, 2024, by Larry D. Beard, as the grantor, who is personally known to me or who has produced _____ as identification.

[Seal]



Stephen P. Johnson
Notary Public
My commission expires: _____