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PREPARED BY AND RETURN TO:
ROBERT E. LIVINGSTON, ESQ.
445 South Commerce Avenue
Sebring, Florida 33870
(863) 385-5156

OFFICIAL RECORDS FILE#: 2253005
OR BK 3109 PG 1440 PAGES: 1- 2 DOC TYPE: D
REC FEES: \$18.50 DEED DOC:\$0.70
D.C. KBENNETT. FILED: 4/8/2025 3:45:33 PM
JEROME KASZUBOWSKI
CLERK OF COURTS, HIGHLANDS CO.



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(QUITCLAIM DEED)

THIS INDENTURE made this 10th day of December 2024, between **GEORGE DOLL and LINDA MARIE DOLL**, husband and wife, whose address is 3836 Thunderbird Hill Circle, Sebring, Florida 33872, as Grantor, and **GEORGE DOLL and LINDA MARIE DOLL**, husband and wife, whose address is 3836 Thunderbird Hill Circle, Sebring, Florida 33872, Grantee.

WITNESSETH that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Highlands County and Wakulla County, Florida, to-wit:

(Parcel A)

HIGHLANDS COUNTY PROPERTY:

One-Half (1/2) undivided interest in:

Lot 19A, THUNDERBIRD HILL, Village I, according to the plat thereof as recorded in Plat Book 14, Page 9, of the Public Records of Highlands County, Florida.

Parcel ID Number: C-27-34-28-060-0000-019A

TOGETHER WITH

(Parcel B)

WAKULLA COUNTY PROPERTY:

One-Half (1/2) undivided interest in:

Lots Twelve (12) and Thirteen (13), in Block 37 (Thirty-Seven) of WAKULLA GARDENS, Unit III (3), as shown on the plat of said subdivision of record on Plat Book 1, Page 43, of the Public Records of Wakulla County, Florida.

Parcel ID Numbers: 00-00-043-010-09322-000 / 00-00-043-010-09323-000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations and easements of record, if any, to the extent same are enforceable and subject to taxes for the year 2024 and subsequent years.

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.

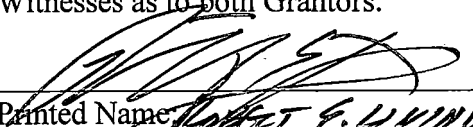
This conveyance is a gift deed without consideration between spouses of unencumbered real property. Accordingly, minimum documentary stamp taxes apply.

NO TITLE INSURANCE NOR ASSURANCE OF TITLE WAS REQUESTED OF PREPARER, NOR RENDERED IN CONNECTION WITH THIS TRANSACTION, AND NONE HAS BEEN PROVIDED. NO REVIEW OF PLAT REQUIREMENTS, RESTRICTIVE COVENANTS OR OTHER RESTRICTIONS WAS REQUESTED OF PREPARER. THE GRANTOR(S) ACKNOWLEDGE BY EXECUTION OF THIS INSTRUMENT AND THE GRANTEE(S) BY RECORDING OF THIS INSTRUMENT THAT ANY CONVEYANCE REQUIREMENTS OR RESTRICTIONS WHICH WOULD HAVE BEEN DISCLOSED IN SAID PUBLIC RECORD SEARCH OR RECORDS EXAMINATION HAVE NOT BEEN REVIEWED AND THE PARTIES HOLD ROBERT E. LIVINGSTON AND ROBERT E. LIVINGSTON, P.A. HARMLESS FROM ANY MATTERS CONTAINED THEREIN. THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION AND LEGAL DESCRIPTION PROVIDED BY THE PARTIES AND/OR THEIR SURVEYOR. THE PARTIES HEREBY INDEMNIFY AND HOLD HARMLESS ROBERT E. LIVINGSTON AND ROBERT E. LIVINGSTON, P.A. FOR ANY AND ALL CLAIMS RESULTING FROM AN ERROR IN THE LEGAL DESCRIPTION AS PROVIDED BY THE PARTIES AND SURVEYOR, INCLUDING ANY CLOUD OF TITLE RESULTING THEREFROM. THE PREPARER HEREOF EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE, AND NO REPRESENTATIONS OR WARRANTIES EXPRESS OR IMPLIED, ARE MADE BY THE PREPARER HEREOF AS TO THE TITLE OF THE GRANTOR HEREIN.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses as to both Grantors.


Printed Name: **ROBERT E. LIVINGSTON**
445 South Commerce Avenue
Sebring, Florida 33870


GEORGE DOLL


Printed Name: **COURTNEY D. MYERS**
445 South Commerce Avenue
Sebring, Florida 33870


LINDA MARIE DOLL

STATE OF FLORIDA

COUNTY OF HIGHLANDS

THE FOREGOING INSTRUMENT was acknowledged before me by means of (X) physical presence or () online notarization, this 16th day of December, 2024, by **GEORGE DOLL** and **LINDA MARIE DOLL**, () who are personally known to me, or (X) who have produced FL Driver License as identification.



COURTNEY D. MYERS
Notary Public
State of Florida
Comm# HH298519
Expires 11/15/2026


NOTARY PUBLIC