

Parcel Identification No: 17-21-29-512-0000-0540

This Instrument Prepared By
and Return to:

Natalie Woods
Southeast Professional Title, LLC
151 Southhall Lane, Ste 230
Maitland, FL 32751

QUITCLAIM DEED

This Quitclaim Deed, made this 3 day of June, 2025, between Miguel A. Leon, a single man, whose address is 1104 Doris Street, Altamonte Springs, FL 32714, Grantor, and Ocala LLC, a Florida Limited Liability Company, whose address is 6158 Juneberry Way, Winter Garden, FL 34787, Grantee.

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' heirs and assigns forever, the following described land, situate, lying and being in the County of Seminole, State of Florida, to-wit:

Lot 54, Bear Lake Hills, according to plat thereof as recorded in Plat Book 13, Page 37, of the Public Records of Seminole County, Florida.

This Quit Claim Deed is being recorded to remove Miguel A. Leon interest and Documentary Stamps were paid for full consideration on the Warranty Deed recorded in OR Book 10792, Page 161, Seminole County, FL.

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 he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Natalie Woods
Witness #1 Signature

Natalie Woods
Witness #1 Printed Name
Address: 151 Southhall Lane #230
Maitland, FL 32751

Deborah McCuddy
Witness #2 Signature
Deborah McCuddy
Witness #2 Printed Name
Address: 151 Southhall Lane #230
Maitland, FL 32751

Miguel A. Leon by his Attorney-
In fact Esther Helton
Miguel A. Leon by his Attorney-In-Fact Esther
Helton

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this 16 day of June 2025, by Esther Helton as Attorney-In-Fact for Miguel A. Leon.

[SEAL]



Natalie Woods
Signature of Notary Public
Personally Known ☐ OR ☒
Produced Identification ☒
Type of Identification Produced
DRIVERS LICENSE