

Prepared By & After Recording Return To:  
Michele Diglio-Benkiran, Esquire  
Legal Counsel, P.A.  
13330 W. Colonial Dr. #110  
Winter Garden, FL 34787  
Matter No. 4441  
Consideration: \$10.00  
Parcel Id # 26-1N-29-0000-07400-0000

Space Above This Line for Recording

The preparer of this instrument was neither furnished with, nor was requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

**QUIT CLAIM DEED**

**THIS QUIT-CLAIM DEED**, executed this 17<sup>th</sup> day of April, 2025 by first party, **Anthony Prisciandaro**, a married man, **Individually and as Trustee of the AAHS of Florida Trust dated September 19, 2022**, whose address is 260 Crown Oak Centre Drive, Longwood, Florida 32750 (individually/collectively the "Grantor") to second party, **Ralph McArthur, a married man**, whose address is 35 Carrington Place, Douglasville, Georgia 30134 (individually/collectively the "Grantee").

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

**WITNESSETH**, that the said first party, for the sum of \$10.00 and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim 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 parcel of land, and all improvements and appurtenances thereto, in Santa Rosa County, Florida:

*See Attached "Exhibit A"*

*Subject to conditions, restrictions, reservations and easements of record and taxes subsequent to 2023.*

*Grantor warrants that at the time of this conveyance, the subject property is not Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.*

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

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

**IN WITNESS WHEREOF**, the said first party has signed and sealed these presents the day and year first above written.

Signed by Black Knight EXP DocVerify 2025-04-17 13:57:25 EDT  
*Anthony Prisciandaro*  
5368456 30723573 37592714

Anthony Prisciandaro, Individually and as Trustee of the AAHS of Florida Trust dated September 19, 2022

**Signed, sealed and delivered in our presence:**

Signed by Black Knight EXP DocVerify 2025-04-17 13:57:51 EDT  
*Sandra Brooks*  
5368456 30723573 37592715

Signature Witness No. 1: \_\_\_\_\_

Print Name Witness No. 1: Sandra Brooks

Street Address Witness No. 1: 2836 Summer Brooke Way

City, State, and Zip Code Witness No. 1: Casselberry, Fl. 32707

Signed by Black Knight EXP DocVerify 2025-04-17 13:59:18 EDT  
*Wayne Brooks*  
5368456 30723573 3229850

Signature Witness No. 2: \_\_\_\_\_

Print Name Witness No. 2: Wayne Brooks

Street Address Witness No. 2: 2836 Summer Brooke Way

City, State, and Zip Code Witness No. 2: Casselberry, Fl. 32707

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of X online notarization or \_\_\_ physical presence on this 17<sup>th</sup> day of April, 2025 Anthony Prisciandaro, Individually and as Trustee of the AAHS of Florida Trust dated September 19, 2022, on behalf of said trust. He is X personally known to me, \_\_\_ have produced a Florida driver's license as identification, or \_\_\_ have produced the following as identification: \_\_\_\_\_.

Signed by Black Knight EXP DocVerify 2025-04-17 13:59:19 EDT  
*W Brooks*  
5368456 30723573 2229851

Notary Public – State of Florida

WAYNE E. BROOKS  
Notary Public-State of Florida  
Commission No. HH 352332  
My Commission Expires Mar 26, 2027

Notarial Act Performed by Audio visual communication

**EXHIBIT "A"**  
**Legal Description**

*Commence at the Southwest corner of the SE 1/4 of the SE1/4 of the NW 1/4 of Section 26, Township 1 North, Range 29 West, Santa Rosa County, Florida; thence proceed North 00 degrees 00 minutes 00 seconds East along the West line of the SE 1/4 of the SE 1/4 of the NW 1/4 of said Section 26 a distance of 356.39 feet to the Point of Beginning; thence continue North 00 degrees 00 minutes 00 seconds East along said West line a distance of 122.40 feet; thence departing said West line proceed North 89 degrees 17 minutes 19 seconds East a distance of 183.07 feet to a point of intersection with the Westerly R/W line of Breezy Lane (50 foot R/W); thence proceed South 00 degrees 00 minutes 00 seconds West along said Westerly R/W line a distance of 122.40 feet; thence departing said Westerly R/W line proceed South 89 degrees 17 minutes 19 seconds West a distance of 183.07 feet to the Point of Beginning,*

*Parcel Identification Number: 26-IN-29-0000-07400-0000*

UNLAWFUL COPY