

Prepared by and return to:

Brandon R. Bytnar, Esq.

The Law Office of Brandon R. Bytnar, P.L.

9120 Galleria Court, Suite B

Naples, Florida 34109

239-592-9211

File Number: **24EP-123 (7581 Citrus Hill Ln., Naples, FL 34109)**

[Space Above This Line For Recording Data]

Quitclaim Deed

This Quitclaim Deed is made this 23rd day of September, 2024, between **Olivia L. Barbarino (n/k/a Olivia L. Wagner), a married woman, individually and as Trustee of the Barbarino Revocable Trust, dated May 18, 2011, as amended and restated,** whose post office address is **7581 Citrus Hill Ln., Naples, FL 34109,** grantor, and **Olivia L. Wagner, a married woman,** whose post office address is **7581 Citrus Hill Ln., Naples, FL 34109,** grantee:

(Whenever used herein the terms “grantor,” “grantee,” and “trustee” include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees, and are used for singular or plural, as context requires.)

Witnesseth that 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 thereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee’s heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Collier County, Florida,** to-wit:

Lot 41, THE ORCHARDS, according to the plat thereof, as recorded in Plat Book 22, Pages 76 through 82, of the Public Records of Collier County, Florida.

Parcel Identification Number: 64702003529

Grantor warrants that, at the time of this conveyance, the subject property is not the 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.

This deed has been prepared without benefit of title search or examination.

To Have and to Hold, the same together with all and singular the appurtenances thereto 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Candice Cali
Witness #1 Name: Candice Cali
9120 Galleria Ct., Ste. B
Naples, FL 34109

Olivia L. Barbarino (Seal)
Olivia L. Barbarino (n/k/a Olivia L. Wagner),
individually and as Trustee of the Barbarino
Revocable Trust, dated May 18, 2011, as
amended and restated

Anne Bytnar
Witness #2 Name: Anne Bytnar
9120 Galleria Ct., Ste. B
Naples, FL 34109

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of September, 2024, by Olivia L. Barbarino (n/k/a Olivia L. Wagner), individually and as Trustee of the Barbarino Revocable Trust, dated May 18, 2011, as amended and restated, who is personally known or has produced FL DL as identification.

[Notary Seal]

Candice Cali
Notary Public

Printed Name: Candice Cali

My Commission Expires: December 7, 2026



Candice Cali
Comm.: HH 339466
Expires: December 7, 2026
Notary Public - State of Florida.



Candice Cali
Comm.: HH 339466
Expires: December 7, 2026
Notary Public - State of Florida