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THIS INSTRUMENT WAS PREPARED BY:
SHELLEY B. MAURICE, P.A.
11076 SOUTH MILITARY TRAIL
BOYNTON BEACH, FLORIDA 33436

GRANTEE S.S. NO. _____
GRANTEE S.S. NO _____

Property Appraiser's
Parcel Identification No.
07-11-31-7024-00380-0200

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 30th day of April, 2009, by **LULU P. HELLER**, an unremarried widow, whose post office address is P.O. Box 216, Lake Hiawatha, NJ 07034-0216, as Grantor(s), to **PETE SERRAON** whose post office address is P.O. Box 216, Lake Hiawatha, NJ 07034-0216, as Grantees,

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said Grantee forever, all the right title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **FLAGLER**, State of Florida to-wit:

LOT 20 OF BLOCK 38, OF PALM COAST, MAP OF PINE GROVE, SECTION 24, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, AT PAGE 50, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SUBJECT TO MATTERS OF RECORD.

THIS IS AN INTRA FAMILY CONVEYANCE AND THEREFORE MINIMUM DOCUMENTARY STAMPS ARE ATTACHED HERETO.

To Have and to Hold the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all 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.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered
in the presence of:

WITNESS 1:

Larry S. Rakon
Signature of witness:
LARRY S. RAKON
Printed name of witness:

Lulu Heller (Seal)
LULU P. HELLER

WITNESS 2:

MAURON E THOMAS
Signature of witness:
Mauron E Thomas
Printed name of witness:

STATE OF New Jersey
COUNTY OF Morris

The foregoing Quit Claim Deed was subscribed, sworn to and acknowledged before me by LULU P. HELLER, an unremarried woman, who is personally known to me or who has produced NJ. Driver license as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of April, 2009.

Laura C. Clark
Notary Public

My commission expires: Laura C. Clark
Printed, typed or stamped name

NOTARY PUBLIC
STATE OF NEW JERSEY
LAURA C. CLARK
My Commission expires 4/22/20