

330.40

PREPARED BY
Residential Fund 55, LLC.
901 CALLE AMANECER
SUITE 150
SAN CLEMENTE, CA. 92673

RECORD AND
MAIL TAX STATEMENTS TO:
Residential Fund 55, LLC.
901 Calle Amanecer Suite 150
San Clemente, Ca 92673

Loan# 359208918

(Space above this line for recorder's use)

QUIT CLAIM DEED

This Quit Claim Deed, dated this 21 day of Feb, 2011,

By: **WILBER THOMAS AND LISA THOMAS, HUSBAND AND WIFE,**

hereinafter referred to as Grantor, First Party, whose mailing address is:

1101 HAZELNUT STREET BUNNELL, FLORIDA 32110

And

RESIDENTIAL FUND 55, LLC.,

hereinafter referred to as Grantee; Second Party, whose mailing address is:
901 CALLE AMANECER SUITE 150 SAN CLEMENTE, CA 92673

Witnesseth, that the said first party, for and in consideration of the sum of ONE DOLLAR AND NO/100 (\$1.00), the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim 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 lot, piece or parcel of land, situate, lying and being in the County of FLAGLER, State of Florida, to-wit:

LOT 6, BLOCK 80, DAYTONA, NORTH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 1 THROUGH 15, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PARCED ID# 1312281800008000060

PROPERTY ADDRESS: 1101 HAZELNUT STREET BUNNELL, FLORIDA 32110

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 first party, either in law or equity, to the use, benefit and behalf of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

il - Irf
witness signature

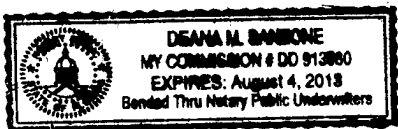
Ian Sexton
witness print name

WILBER THOMAS

Lisa Thomas
LISA THOMAS

STATE OF: Florida
COUNTY OF: Flagler

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 21 day of Feb, 2011 By who is personally known to me or who has produced FLA # 7520-884-77-0546 as identification and who did not take an oath.



Deana Barbione
NOTARY PUBLIC
Expiration Date: Aug. 4, 2013

ESTOPPEL AFFIDAVIT

STATE OF }
COUNTY OF }S.S.

WILBER THOMAS AND LISA THOMAS, HUSBAND AND WIFE, being first duly sworn, each for himself and herself, deposes and says:

That they are the identical parties who made, executed, and delivered that certain **QUIT CLAIM Deed to RESIDENTIAL FUND 55, LLC.**, dated the 21 day of Feb., 2011, conveying the following described property, to wit:

LOT 6, BLOCK 80, DAYTONA NORTH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 1 THROUGH 15, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PARCED ID# 1312281800008000060

PROPERTY ADDRESS: 1101 HAZELNUT STREET BUNNELL, FLORIDA 32110

That the aforesaid deed is intended to be and is an absolute conveyance of the title to said premises to the grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; and

That it was the intention of affiants as grantors in said deed to convey and by said deed these affiants did convey to the grantee therein all their right, title and interest absolutely in and to said premises; and

That possession of said premises has been surrendered to the grantee; and

That in the execution and delivery of said deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

That the consideration for said deed was is payment to affiants of the sum of \$ 1- by grantee, and the full cancellation of all debts, obligations, costs and charges secured by that certain **MORTGAGE** heretofore existing on said property executed by, **WILBER THOMAS AND LISA THOMAS, HUSBAND AND WIFE, MORTGAGOR, IN FAVOR OF, PINNACLE FINANCIAL CORPORATION as MORTGAGEE**, dated the **30TH day of January 2004**, and recorded as **CFN# 2004057822 Book 1153 PAGES 375 RECORDED ON 10/07/2004** of Official Records, in **FLAGLER County, State of FLORIDA**, and the Satisfaction of said property under said Mortgage; and

That at the time of making said deed, affiants believed and now believe that the aforesaid consideration therefor represents the fair value of the property so deeded; and

This affidavit is made for the protection and benefit of the grantee in said deed, his successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described, and particularly for the benefit of **INSURING Title Company** which is about to insure the title to said property in reliance thereon, and any other title company which may hereafter insure the title to said property; and

That affiants, and each of them will testify, declare, depose or certify under penalty of perjury before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

J. J. J.
WITNESS

Wilber Thomas
WILBER THOMAS
Lisa Thomas
LISA THOMAS

STATE OF Florida)
COUNTY Flagler)

SUBSCRIBED AND SWORN TO BEFORE ME on this 21 day of
Feb, 2011.

Signature: Deana Sarge
Notary Public Commissioned for said County and State.

