

Prepared by: Paul E. Rice III, Esquire  
RICE LAW FIRM, P.A.  
222 Seabreeze Blvd.  
Daytona Beach, FL 32118  
(386) 257-1222

Return to: (same as above)

Parcel ID #07-11-31-7065-00350-0090

### QUIT CLAIM DEED

THIS INDENTURE, made this 31 day of January, 2020 between **JACQUELINE AVERILL**, a married person, Grantor, and **DANIELLE M AVERILL**, whose permanent address is 3105 Sperrin Drive, Ormond Beach, Volusia County, Florida, Grantee\*.

32174

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in Flagler County, Florida, to-wit:

LOT 9, BLOCK 35, OF PALM COAST, MAP OF KANKAKEE RUN, SECTION 65, ACCORDING TO PLAT RECORDED IN MAP BOOK 17, PAGES 56 THROUGH 67, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Commonly known as: 42 Kathleen Trail, Palm Coast, FL 32164

Property is not the homestead of the Grantor as the Grantor resides at 3105 Sperrin Drive, Ormond Beach, Volusia County, Florida.

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

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatever of the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantees, their heirs and assigns forever.

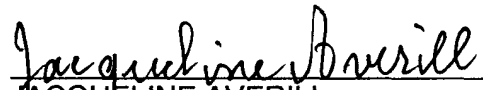
**At the request of the parties**, the title of the subject property has not been searched or examined, and absolutely no warranties, express or implied, are made with regard to the state of the title or any aspect thereof.

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

Signed, sealed and  
delivered in our presence:

  
\_\_\_\_\_  
Witness Signature

Ashley Shriver  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
JACQUELINE AVERILL  
6105 Sperrin Drive  
Ormond Beach, FL 32174

  
\_\_\_\_\_  
Witness Signature

Dessiea D Kaler  
\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on January 31, 2020, by JACQUELINE AVERILL, who is personally known to me or who produced Valid drivers license that contained her photograph and signature as identification this 31 day of January, 2020.

  
\_\_\_\_\_  
Notary Public, State of Florida

