

PREPARED BY AND RETURN TO:
Dennis K. Bayer, Esq.
109 South 6th Street
Flagler Beach, FL 32136

This deed has been prepared at the Grantor's
request without examination or legal opinion of title.

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 14th day of October, 2021, from **JULIA VOLNOV, a single woman, whose address is P.O. Box 351951, Palm Coast, FL 32135**, Grantor, to **JULIA VOLNOV, as trustee of the JULIA VOLNOV LIVING TRUST, dated October 14, 2021, whose address is P.O. Box 351951, Palm Coast, FL 32135**, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 in hand paid by the Grantee, the receipt of which is acknowledged, do remise, release, and quit-claim to Grantee forever all the right, title, interest, claim, and demand which Grantor has in and to the following described parcel of land located in FLAGLER County, Florida:

UNIT 4M, PALM POINTE I, A CONDOMINIUM, TOGETHER WITH ANY UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1233, PAGE 1080, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Parcel ID No.: 12-12-30-5070-00000-04M0

This property is NOT the homestead of the Grantor under the laws and constitution of the State of Florida.

Subject to taxes for the year 2021 and subsequent years; restrictions, covenants, easements, dedications, reservations, resolutions and conditions of record, if any.

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 Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Karen A. Hunt
Karen A. Hunt, Witness

Julia Volnov
JULIA VOLNOV

Robin Mancuso
Robin Mancuso, Witness

STATE OF FLORIDA)
COUNTY OF FLAGLER)

Sworn and subscribed before me, by means of ✓ physical appearance or online notarization 14th day of October, 2021 by JULIA VOLNOV, who is personally known to me or ✓ produced Florida as identification.

Dennis K. Bayer
Notary Public, State of Florida

(SEAL)

