

This Instrument Prepared by and return to:

Gary M. Landau, Esquire
7401 Wiles Road
Suite 204
Coral Springs, FL 33067
Telephone Number: (954) 979-6566
Fax: (561) 634-2360

Quit Claim Deed

This Indenture, Made this 31 day of January 2023 between **MYRTLE ALVERDA REYNOLDS MAY**, a single woman, whose post office address is: 13 Lakeside Road, Newburgh, New York 12550 and **OWEN A. MAY**, a single man, whose post office address is: 276 Meads Mountain Road, Woodstock, New York 12498 (Grantors) to:

OWEN A. MAY whose post office address is: 276 Meads Mountain Road, Woodstock, New York 12498 and **AVALINE MAY BURNETT** whose post office address is: 69 Sunrise Hill Road, Norwalk, Connecticut 06851, as Co-Trustees of the **IRREVOCABLE TRUST OF MYRTLE REYNOLDS MAY, DATED DECEMBER 7, 2022** (Grantees).

*"grantor" and "grantee" 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 valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim, to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **FLAGLER COUNTY**, Florida, to wit:

Address: 19 Whispering Pine Drive, Palm Coast, Florida 32164

Lot 4, Block 15, of Palm Coast, Map of Wynnfield, Section 23, according to the plat thereof, as recorded in Map Book 8, of pages 23 through 38, of the Public Records of Flagler County, Florida.

Parcel ID No. **07-11-31-7023-00150-0040**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or an anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantee forever.

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

Witnesses:

Joanna John
Print Name

Helena Grimes
Print Name

MYRTLE ALVERDA REYNOLDS MAY.
Grantor

STATE OF NEW YORK]
COUNTY OF ORANGE]

The foregoing instrument was acknowledged before me by means of [☒] physical presence, or [☐] online notarization, on this 31st day of January 2023, by **MYRTLE ALVERDA REYNOLDS** who [☐] is/are personally known to me [☒] or who has produced a driver's license as identification.

Chanel Alexis Dove
Notary Public
Print Name: Chanel Alexis Dove

[SEAL]

My Commission Expires: 01-25-2025

CHANEL ALEXIS DOVE
Notary Public - State of New York
No. 01DO6413416
Qualified in Orange County
My Commission Expires 01/25/2025

Witnesses:

Christopher Pellencis
Print Name Christopher Pellencis

Ashley Davies
Print Name Ashley Davies

OWEN A. MAY,
Grantor

STATE OF NEW YORK
COUNTY OF ~~ORANGE~~]

Ulster

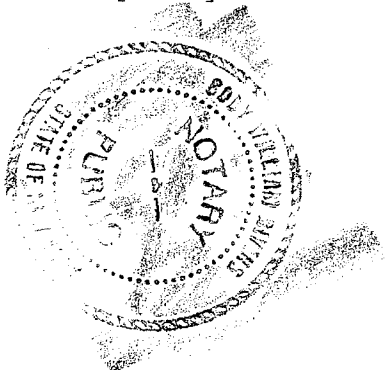
The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization, on this 27th day of January, 2023, by **OWEN A. MAY** who ☐ is/are personally known to me ☒ or who has produced a driver's license as identification.

Notary Public

Print Name: Cody Bivins

My Commission Expires: 01/18/2026

[SEAL]



CODY WILLIAM BIVINS
Notary Public, State of New York
Reg. # 01BI6428186
Qualified in Ulster County
Commission Expires January 18, 2026