

This instrument prepared by and return to:  
Lori Sandman, Esquire  
Sandman Law Office, PLLC  
125 Basin Street, Suite 206  
Daytona Beach, Florida 32114  
386-206-2898 Florida Bar No: 112160

This area for recording information

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED MADE this 7<sup>th</sup> January 2024 day of ~~November, 2023~~ by **Ranapratap Chegu and Lakshmi Purushothaman, husband and wife**, whose post office address is 663 Nalls Farm Way, Great Falls, Virginia 22066, hereinafter called the Grantor, and **Ranapratap Chegu, Trustee of the CheguPurushothaman Living Trust dated November 22, 2019**, and any amendments thereto, whose post office address is 663 Nalls Farm Way, Great Falls, Virginia 22066, hereinafter called the Grantee, J.L.R.

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN and 00/00 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, convey and quit claim unto the said Grantee forever, all the right, title, interest, claim and demand in which the 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:

*PARCEL OF LAND LYING IN GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 11 DEGREES 17 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 330.10 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED BOOK 23, PAGE 332, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 23 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE (AS MONUMENTED) OF SAID LANDS DESCRIBED IN DEED BOOK 23, PAGE 332 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 685.88 FEET; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 88 DEGREES 24 MINUTES 43 SECONDS EAST, A DISTANCE OF 345.94 FEET TO THE NORTHEAST CORNER OF PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 0711, PAGE 1530 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 45 MINUTES 33 SECONDS WEST, ALONG THE EASTERLY LINE OF PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 0711, PAGE 1530 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 152.08 FEET; THENCE NORTH 88 DEGREES 22 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF THE SECOND DESCRIBED EXCEPTION IN*

OFFICIAL RECORDS BOOK 1678, PAGE 63, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 137.45 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID SECOND DESCRIBED PARCEL, A DISTANCE OF 196.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 18 MINUTES 45 SECONDS EAST, A DISTANCE OF 345.13 FEET TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE SOUTHERLY ALONG THE MEAN HIGH WATER LINE, SOUTH 19 DEGREES 24 MINUTES 44 SECONDS EAST, A DISTANCE OF 125.87 FEET TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 60, PAGE 452, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 18 MINUTES 45 SECONDS WEST, ALONG SAID EXTENSION AND ALONG SAID NORTH LINE, 388.57 FEET TO THE SOUTHEAST CORNER OF SAID SECOND DESCRIBED PARCEL; THENCE NORTH 00 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED 1/120TH INTEREST IN OCEANSIDE DRIVE DESCRIBED AS FOLLOWS:

BEING A PART OF SECTIONS 17 AND 39, TOWNSHIP 10 SOUTH, RANGE 31 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEASTERLY CORNER OF SAID SECTION 39, AS A POINT OF REFERENCE AND RUNNING THENCE NORTH 11 DEGREES 25 MINUTES 45 SECONDS WEST ALONG THE EASTERLY LINE OF SAID SECTION 39, A DISTANCE OF 3311.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEGREES 27 MINUTES 45 SECONDS WEST, A DISTANCE OF 985.42 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD A1A; THENCE NORTH 5 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG THE EASTERLY RIGHT-OF-WAY OF STATE ROAD A1A, A DISTANCE OF 56.51 FEET; THENCE NORTH 67 DEGREES 27 MINUTES 45 SECONDS EAST A DISTANCE OF 968.25 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID SECTION 17; THENCE NORTH 88 DEGREES 14 MINUTES 15 SECONDS EAST, A DISTANCE OF 1250.94 FEET; THENCE SOUTH 1 DEGREES 45 MINUTES 45 SECONDS EAST A DISTANCE OF 76.15 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 15 SECONDS WEST, A DISTANCE OF 25.00 FEET ; THENCE NORTH 1 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 26.14 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 15 SECONDS WEST, A DISTANCE OF 1216.72 FEET; THENCE SOUTH 67 DEGREES 27 MINUTES 45 SECONDS WEST, A DISTANCE OF 0.68 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 10

*SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*AS A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 11 DEGREES 17 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 330.10 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED BOOK 23, PAGE 332, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 23 MINUTES 01 SECONDS EAST, ALONG THE NORTH LINE (AS MONUMENTED) OF SAID LANDS DESCRIBED IN DEED BOOK 23, PAGE 332 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 685.88 FEET; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 88 DEGREES 24 MINUTES 43 SECONDS EAST, A DISTANCE OF 345.94 FEET TO THE NORTHEAST CORNER OF PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 0711, PAGE 1530 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION THEREOF, NORTH 88 DEGREES 24 MINUTES 43 SECONDS EAST, A DISTANCE OF 418.18 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE SOUTHEASTERLY, ALONG SAID MEAN HIGH WATER LINE, 490 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 60, PAGE 452, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 18 MINUTES 45 SECONDS WEST, ALONG SAID EXTENSION AND ALONG SAID NORTH LINE, 580 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 0711, PAGE 1530, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 50 MINUTES 12 SECONDS EAST, ALONG THE EASTERLY LINE, 468.97 FEET TO THE POINT OF BEGINNING.*

*EXCEPT FOR THAT PART PREVIOUSLY SOLD TO THE STATE OF FLORIDA AS FOLLOWS:*

*COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 11 DEGREES 17 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 330.10 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED BOOK 23, PAGE 332, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 23 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE (AS MONUMENTED) OF SAID LANDS DESCRIBED IN DEED BOOK 23, PAGE 332 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 685.88 FEET; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 88 DEGREES 24 MINUTES 43 SECONDS EAST, A DISTANCE OF 345.94 FEET TO THE POINT OF*

BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION THEREOF, NORTH 88 DEGREES 24 MINUTES 43 SECONDS EAST, A DISTANCE OF 418.18 FEET TO A POINT OF THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE ALONG SAID MEAN HIGH WATER LINE THROUGH THE FOLLOWING COURSES, SOUTH 18 DEGREES 42 MINUTES 47 SECOND EAST, A DISTANCE OF 1.28 FEET; THENCE SOUTH 18 DEGREES 34 MINUTES 19 SECONDS EAST, A DISTANCE OF 103.80 FEET; THENCE SOUTH 19 DEGREES 01 MINUTES 04 SECONDS EAST, A DISTANCE OF 46.96 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE, NORTH 79 DEGREES 16 MINUTES 15 SECONDS WEST, A DISTANCE OF 196.53 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 43 SECONDS WEST, A DISTANCE OF 275.65 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 18 SECONDS EAST, A DISTANCE OF 103.48 FEET TO POINT OF BEGINNING.

LESS:

AS A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 11 DEGREES 17 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 330.10 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED BOOK 23, PAGE 332, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 23 MINUTES 01 SECONDS EAST, ALONG THE NORTH LINE (AS MONUMENTED) OF SAID LANDS DESCRIBED IN DEED BOOK 23, PAGE 332 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 685.88 FEET; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 88 DEGREES 24 MINUTES 43 SECONDS EAST, A DISTANCE OF 345.94 FEET TO THE NORTHEAST CORNER OF PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 0711, PAGE 1530 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION THEREOF, NORTH 88 DEGREES 24 MINUTES 43 SECONDS EAST, A DISTANCE OF 418.18 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE SOUTHEASTERLY, ALONG SAID MEAN HIGH WATER LINE, 490 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 60, PAGE 452, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 18 MINUTES 45 SECONDS WEST, ALONG SAID EXTENSION AND ALONG SAID NORTH LINE, A DISTANCE OF 442.55 FEET TO POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME LINE SOUTH 88 DEGREES 18 MINUTES 45 SECONDS WEST, A DISTANCE OF 137.45 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 316.93 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 43 SECONDS EAST, A DISTANCE OF 137.45 FEET; THENCE SOUTH 00 DEGREES 50 MINUTE 12 SECONDS WEST 316.93 FEET TO POINT OF BEGINNING.



LESS AND EXCEPT LANDS CONVEYED IN OFFICIAL RECORDS BOOK 2121, PAGE 994, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

TOGETHER WITH AN UNDIVIDED 1/120TH INTEREST IN OCEANSIDE DRIVE DESCRIBED AS FOLLOWS:

BEING A PART OF SECTIONS 17 AND 39, TOWNSHIP 10 SOUTH, RANGE 31 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEASTERLY CORNER OF SAID SECTION 39, AS A POINT OF REFERENCE AND RUNNING THENCE NORTH 11 DEGREES 25 MINUTES 45 SECONDS WEST ALONG THE EASTERLY LINE OF SAID SECTION 39, A DISTANCE OF 3311.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEGREES 27 MINUTES 45 SECONDS WEST, A DISTANCE OF 985.42 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD A1A; THENCE NORTH 5 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG THE EASTERLY RIGHT-OF-WAY OF STATE ROAD A1A, A DISTANCE OF 56.51 FEET; THENCE NORTH 67 DEGREES 27 MINUTES 45 SECONDS EAST A DISTANCE OF 968.25 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID SECTION 17; THENCE NORTH 88 DEGREES 14 MINUTES 15 SECONDS EAST, A DISTANCE OF 1250.94 FEET; THENCE SOUTH 1 DEGREES 45 MINUTES 45 SECONDS EAST A DISTANCE OF 76.15 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 15 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 1 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 26.14 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 15 SECONDS WEST, A DISTANCE OF 1216.72 FEET; THENCE SOUTH 67 DEGREES 27 MINUTES 45 SECONDS WEST, A DISTANCE OF 0.68 FEET TO THE POINT OF BEGINNING.

**Parcel Identification No.: 17-10-31-0000-03050-0040**

**Street Address: 61 Oceanside Drive, Palm Coast, Florida 32137**

Together with all of the easements, rights, privileges, and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor, of, in, to or out of such real property.

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 Grantor, either in law or equity, to the only property use, benefit and behoof of the said Grantee forever in fee simple. **This property is not now, nor has it ever been, the homestead of the Grantor, the grantor's spouse, and/or any minor children, if any, nor is it contiguous with or adjacent to such homestead.**

Full power and authority are conferred upon Grantee, as trustee to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and

dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

This instrument is prepared by Sandman Law Office, PLLC. Title to the lands described herein has not been examined and no warranty or other representations is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to subject property, the quality of lands included therein, the location of the boundaries thereof, or the existence of taxes, unpaid taxes or encumbrances.

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

Signed, Sealed and Delivered in the presence of:

/s/ [Signature]  
 Witness Print Name

/s/ Ranapratap Chegu  
**Ranapratap Chegu**

/s/ [Signature]  
**Lakshmi Purushothaman**

/s/ [Signature]  
SRINIVAS AVADHI  
 Witness Print Name

STATE OF VIRGINIA  
 COUNTY OF FAIRFAX

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of November, 2023 by **Ranapratap Chegu and Lakshmi Purushothaman**.

[Signature]  
 (Signature of Notary Public - State of Virginia)

(stamp)

Personally Known OR X Produced Identification

Type of Identification Produced Drivers License

