

This instrument (except for legal description) was prepared by and return to:
Randal L. Schechter, Esquire
1870 W. Granada Blvd.
Ormond Beach, FL 32174

Parcel ID No. 22-14-31-0252-00000-0040

This Quit-Claim Deed, executed this 6th day of May, 2024, by

EDWARD ANTHONY CHIUCHIOLO and JANICE ANN CHIUCHIOLO,
husband and wife,

whose post office address is 11 Huntington Place, Ormond Beach, Florida 32174, Grantors*, to

EDWARD A. CHIUCHIOLO and JANICE A. CHIUCHIOLO,
CO-TRUSTEES OF THE LISAMY TRUST, dated October 19, 2004,
as to a remainder interest only,
subject to reservations herein,

whose post office address is 11 Huntington Place, Ormond Beach, Florida 32174, Grantees*,

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth that said Grantors, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel, situate, lying and being in the County of Flagler, State of Florida, to-wit:

LOT 4, HUNTINGTON WOODS AT HUNTER'S RIDGE-PHASE I,
ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN PLAT
BOOK 37, PAGES 65 THROUGH 69, INCLUSIVE, PUBLIC RECORDS OF
FLAGLER COUNTY, FLORIDA.

Subject to all valid restrictions, reservations, easements and zoning of record,
the mention of which shall not serve to reimpose same.

Subject to taxes for the year 2024 and all subsequent years.

The interest granted herein is a remainder interest only. GRANTORS reserve unto themselves a life estate in and to the above-described real property. GRANTORS reserve unto themselves for and during their lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. GRANTORS further reserve unto themselves, for and during their lifetime, the right to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interests of the GRANTEES, as GRANTORS in their sole discretion shall decide, except to dispose of said property, if any, by devise upon their death. GRANTORS further reserve unto themselves the right to cancel this deed by further conveyance which may destroy any and all rights which the GRANTEES may possess under this deed. GRANTEES shall hold a remainder interest in the property described herein and upon the death of the GRANTORS, if the property described herein has not been previously disposed of prior to GRANTORS' death, all right and title to the property remaining shall fully vest in GRANTEES, subject to such liens and encumbrances existing at that time.

GRANTORS reserve the right to sell, exchange, convey, mortgage, commit waste, lease and otherwise deal with the subject property on their signature alone and without the necessity of joinder by the remaindermen (GRANTEES). The GRANTORS may do anything with regard to the property on their signature alone just as if they owned an undivided fee simple interest including changing the remaindermen (GRANTEES), re-conveying to GRANTORS without joinder of the remaindermen (GRANTEES), or extinguishing the remainder interest altogether.

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 said Grantors, either in law or equity, to the only proper use, benefit and behalf of the said Grantees forever.

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

Signed, sealed and delivered in our presence:

Witness
Signature: [Signature]
Printed or typed name: RANDAL SCHECTER
1870 W. Granada Blvd.
Ormond Beach, FL 32174
Address

[Signature]
EDWARD ANTHONY CHIUCHIOLO
11 Huntington Place
Ormond Beach, Florida 32174
Address

Witness
Signature: [Signature]
Printed or typed name: LAUREN TOTTEN
1870 W. Granada Blvd.
Ormond Beach, FL 32174
Address

Witness
Signature: [Signature]
Printed or typed name: RANDAL SCHECTER
1870 W. Granada Blvd.
Ormond Beach, FL 32174
Address

[Signature]
JANICE ANN CHIUCHIOLO
11 Huntington Place
Ormond Beach, Florida 32174
Address

Witness
Signature: [Signature]
Printed or typed name: LAUREN TOTTEN
1870 W. Granada Blvd.
Ormond Beach, FL 32174
Address

NOTICE
In the preparation of this instrument the scrivener has not examined title to the described property and makes no warranty, representation or opinion, either express or implied, as to the title, quality or boundaries of the property or the existence of any liens, unpaid taxes, or other encumbrances.

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to administer oaths and take acknowledgments, personally appeared EDWARD ANTHONY CHIUCHIOLO by means of ☒ physical presence or ☐ online notarization, who produced Florida Driver License as identification, to me known to be the person described in and who executed the foregoing Deed and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of May, 2024.



VANESSA VENNEMAN
Commission # HH 262424
Expires May 9, 2026

[Signature]
Notary Public: VANESSA VENNEMAN
My Commission Expires: 05/09/2026

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to administer oaths and take acknowledgments, personally appeared JANICE ANN CHIUCHIOLO by means of ☒ physical presence or ☐ online notarization, who produced Florida Driver License as identification, to me known to be the person described in and who executed the foregoing Deed and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of May, 2024.



VANESSA VENNEMAN
Commission # HH 262424
Expires May 9, 2026

[Signature]
Notary Public: VANESSA VENNEMAN
My Commission Expires: 05/09/2026