

PREPARED BY AND RETURN TO:

Dennis K. Bayer, Esq.  
109 South 6th Street  
Flagler Beach, FL 32136

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

**QUIT CLAIM DEED  
LIFE ESTATE**

THIS QUIT-CLAIM DEED executed this 1<sup>st</sup> day of July 2024 by **Shirley Pearl Beck, an unmarried woman**, whose address is 8 Waterfront Cove, Palm Coast, FL 32137, GRANTOR to **Michael D. Fingerhut, a married man**, whose address is 218 S. Coopers Hawk Way, Palm Coast, FL 32164, and **Allen L. Fingerhut, an unmarried man**, whose address is 555 Promenade Parkway, Apt. # 374, Irving, TX 75039, GRANTEES.

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

**Lot 31, COUNTRY CLUB HARBOR A REPLAT, according to the plat thereof recorded in Map Book 37, Pages 73 through 75 of the Public Records of Flagler County, Florida.**

**Parcel Identification Number: 43-11-31-1250-00000-0310**

**Grantor warrants this is her Homestead Property.**

GRANTOR reserving onto herself a life estate, for and during her lifetime, the exclusive possession, use and enjoyment of the rents and profits of the property described herein, further reserving 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 she in her sole discretion shall decide, except to dispose of said property by devise upon her death without the signature of the remainderman. The powers retained herein by Grantor may be exercised by the signature of Grantor or by a duly authorized attorney in fact pursuant to a durable power of attorney. Grantees shall hold remainder interest in the property described herein, and if the property has not been previously disposed of prior to the death of the life tenant, all right and title to the property remaining shall fully vest in Grantees, subject to such lien as and encumbrances existing at that time.

Subject to taxes for the year 2024 and subsequent years and assessments of any homeowner or community association, restrictions, covenants, assessments, dedications, reservations, resolutions, conditions, and declarations 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:

Will K. Hampton

Witness Signature

Will K. Hampton

Witness Printed Name

109 S. 6<sup>th</sup> St., Flagler Beach, FL 32136

Witness Address

Daren A. Hunt

Witness Signature

DAREN A. HUNT

Witness Printed Name

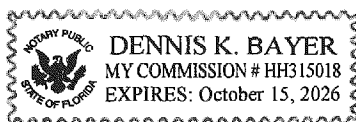
109 S. 6<sup>th</sup> St., Flagler Beach, FL 32136

Witness Address

Shirley Pearl Beck  
Shirley Pearl Beck

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or \_\_\_ online notarization, this 7 day of July, 2024, by **Shirley Pearl Beck**, [ ] who is personally known to me or ☒ who produced Florida as identification.



Dennis K. Bayer  
Notary Public  
Name Printed: Dennis K. Bayer

(SEAL)