

AFTER RECORDING RETURN TO:  
Mortgage Connect, LP  
600 Clubhouse Drive  
Moon Township, PA 15108  
File No. 3031578

This document prepared by:  
Heather Mayer, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Tax ID No.: 07-11-31-7007-00090-0010

Outstanding Mortgage Balance: \$ 0.00  
Taxable Value at 0% = \$ 0.00  
Taxes due: \$ 0.00

**QUITCLAIM DEED**

THIS DEED made and entered into on this 3rd day of JUNE, 2024, by and between **David Natelli, a single man, as to an undivided 1/3 interest**, residing at 102 Fortune Lane, Palm Coast, FL 32137, and **Debra Mathis, a married woman, as to an undivided 1/3 interest**, residing at 111 FARMSTEAD CIRCLE, LEBANON PA 17042, and **Stephen Natelli, a married man, as to an undivided 1/3 interest**, residing at 114 PARK LANE, TROPHY CLUB TX 76262, hereinafter referred to as "Grantor" and **David Natelli, a single man**, residing at 102 Fortune Lane, Palm Coast, FL 32137, hereinafter referred to as "Grantee".

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Twenty Four Thousand and 00/100 (\$224,000.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, hereby remises, releases and quitclaims unto the Grantee, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situated in the County of Flagler, State of Florida:

**Lot 1 of Block 9, of Palm Coast, Map of Florida Park, Section 7, according to the plat thereof, as recorded in Map Book 4, at Page 22, of the Public Records of Flagler County, Florida.**

Property Address: 102 Fortune Lane, Palm Coast, FL 32137

Prior Document Reference: Filing Number 194701605, Filed Date: 03/25/2024

Order Determining Homestead Status of Real Property under File No. 2023 CP 545, Probate Division.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

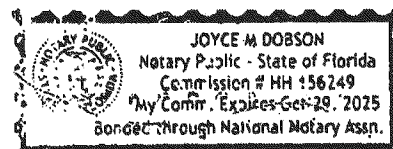
TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

The subject property is not the primary residence of Grantors, Debra Mathis or Stephen Natelli, or their spouses.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

David Natelli  
David Natelli

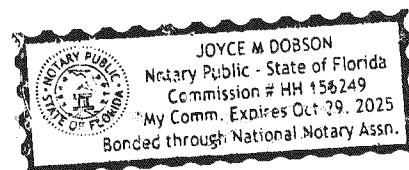
Signed, sealed and delivered in the presence of:  
Witnesses:



Joyce M. Dobson  
Signature  
Print Name: Joyce M. Dobson  
Address: 101 Eagles Landing Lane, St Augustine FL 32095

Victoria L. Leonard  
Signature

Print Name: VICTORIA L. LEONARD  
Address: 21 Pine Candleway St. Augustine FL 32092



STATE OF Florida  
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of July, 2024, by David Natelli.

Joyce M. Dobson  
Signature of Notary Public

Joyce M. Dobson  
Name of Notary Public Typed, Printed, or Stamped

Personally Known \_\_\_\_\_ OR Produced Identification ☒  
Type of Identification Produced FID

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

Debra Mathis  
Debra Mathis

Signed, sealed and delivered in the presence of:  
Witnesses:

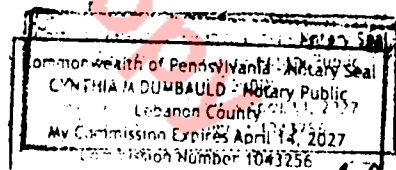
Joanne C Myers  
Signature  
Print Name: JOANNE C MYERS  
Address: 515 N 9th AVE, LEBANON, PA 17046

Nikki Kane  
Signature  
Print Name: Nikki Kane  
Address: 34 Sawmill Rd Wernersville PA 17565

STATE OF Pennsylvania  
COUNTY OF Lebanon

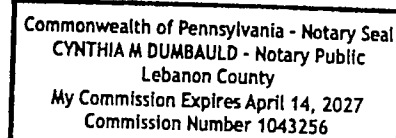
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of June, 2024, by Debra Mathis.

Cynthia M Dumbauld  
Signature of Notary Public



Cynthia M Dumbauld  
Name of Notary Public Typed, Printed, or Stamped


Personally Known ☒ OR Produced Identification ☐  
Type of Identification Produced \_\_\_\_\_



IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

  
Stephen Natelli

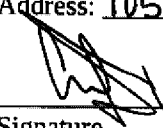
Signed, sealed and delivered in the presence of:  
Witnesses:



Signature

Print Name:

Rachel Kelly  
Address: 105 Hwy 114 Roanoke TX 76262

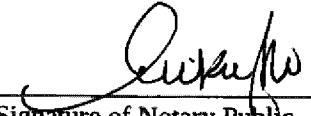
  
Signature

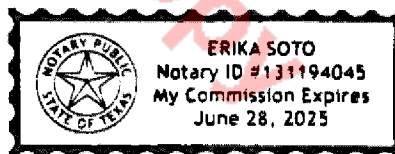
Print Name:

Carlos L. Grau  
Address: 105 Hwy 114 Roanoke TX 76262

STATE OF Texas  
COUNTY OF Denton

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 4 day of June, 2024, by **Stephen Natelli**.

  
Signature of Notary Public



Erika Soto

Name of Notary Public Typed, Printed, or Stamped

Personally Known \_\_\_\_\_ OR Produced Identification X

Type of Identification Produced Tx Driver License

**Exhibit A**  
**Legal Description**

PALM COAST SECTION 07 BLOCK 00009 LOT 0001

Being the same property as conveyed from Estate of Dorothy Louise Natelli, deceased File No. 2023 CP 545 to David Natelli as set forth in Deed Book 2858 Page 1094 dated 03/25/2024, recorded 04/03/2024, FLAGLER County, FLORIDA.

Parcel ID: 0711317007000900010

Unofficial Copy