

Prepared by and when recorded return to:

Mazenko Law Firm
Todd Mazenko, Esq.
1502 N. Donnelly Street, Suite 106
Mount Dora, Florida 32757

Property Appraiser's Parcel Identification
No. 15-11-31-2832-00000-0260

(Space above this line reserved for recording office use only)

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed March 10, 2025, by first party, Grantors **DAVID W. FREEMAN** and **THERESA M. FREEMAN** (also known as TERESA M. FREEMAN), husband and wife (hereinafter referred to jointly as "Grantor"), whose post-office address is 102 Lagare Street, Palm Coast, Flagler County, Florida 32137, to second party, Grantee **DAVID WENTWORTH FREEMAN and THERESA MAY FREEMAN, Co-Trustees of the DAVID AND THERESA FREEMAN REVOCABLE TRUST** (such trust having been established under that certain revocable trust agreement dated March 10, 2025, by DAVID WENTWORTH FREEMAN and THERESA MAY FREEMAN as settlors and as co-trustees), whose post-office address is 102 Lagare Street, Palm Coast, Florida 32137, witnesseth:

That the said first party, for the sum of TEN and NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto, in Flagler County, Florida, to wit:

Lot 26, of FRONT STREET AT GRAND HAVEN, PHASE 2, according to the Plat thereof, recorded in Map Book 30, pages 96 and 97, of the Public Records of Flagler County, Florida.

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.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

The conveyance made hereby is made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Flagler County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if


any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Taxes for the current year have been prorated and are assumed by Grantee.

By executing or joining this deed, David Wentworth Freeman intends to waive homestead rights that would otherwise prevent Theresa May Freeman from devising the homestead property described in this deed to someone other than David Wentworth Freeman. Similarly, by executing or joining this deed, Theresa May Freeman intends to waive homestead rights that would otherwise prevent David Wentworth Freeman from devising the homestead property described in this deed to someone other than Theresa May Freeman.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the day and year first above written.

**Signed, Sealed and Delivered
in presence of**



Witness Signature

Jennifer Gimbel
(Printed Name)

44 Edward Drive
Street Address

Palm Coast, FL 32164
City, State and Zip Code



Witness Signature

Clarice Dias
(Printed Name)

81 Frontier Drive
Street Address

Palm Coast, FL 32137
City, State and Zip Code



DAVID WENTWORTH FREEMAN



THERESA MAY FREEMAN

STATE OF FLORIDA

§

§

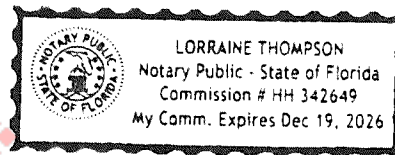
COUNTY OF FLAGLER

§

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by DAVID WENTWORTH FREEMAN, who produced a driver's license issued by Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by THERESA MAY FREEMAN, who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on March 10th, 2025.

Lorraine Thompson
Notary Public



Unofficial Copy