

PREPARED BY AND RETURN TO:
Dennis K. Bayer, Esq.
109 South 6th Street
Flagler Beach, FL 32136

This deed has been prepared at the Grantors' request without examination or legal opinion of title.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 26 day of MARCH 2025 by **Mark Humberger, a single man** whose address is 560 County Road 65, Bunnell, Florida 32110, GRANTOR to **Mary Moore Bethea, a married woman**, whose address is 560 County Road 65, Bunnell, Florida 32110, GRANTEE.

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

TRACT 3, BLOCK 11, ST JOHNS DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 29 EAST, FLAGLER COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 7, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SUBJECT TO AND TOGETHER WITH A 30.00 FOOT INGRESS, EGRESS AND UTILITY EASEMENT, BEING THE NORTH 30.00 FEET OF TRACT 3, AND THE NORTH 30.00 FEET OF THE SOUTH HALF OF TRACT 2, BLOCK 11, ST. JOHNS DEVELOPMENT SUBDIVISION OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 29 EAST, AS RECORDED IN MAP BOOK 1, PAGE 7 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PARCEL CONTAINS 10.10 ACRES, MORE OR LESS

This property is not Grantors' homestead property as defined under Florida Law.

Subject to taxes for the year 2025 and subsequent years; restrictions, covenants, easements, dedications, reservations, resolutions and conditions 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 signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Casidi A. Lee

Witness Signature

Casidi A. Lee

Witness Printed Name

109 South 6th Street, Flagler Beach

Witness Address Florida 32136

Barry S. Abel

Witness Signature

Barry S. Abel

Witness Printed Name

109 S. 6th St., Flagler Beach FL 32136

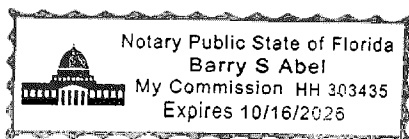
Witness Address

Mark Humberger

Mark Humberger

STATE OF **FLORIDA**
COUNTY OF **FLAGLER**

Sworn to before me by means of ☒ physical presence or ☐ online notarization, this 26
day of MARCH 2025 by **Mark Humberger** ☐ who is personally known to me or ☒ who
produced DRIVERS LICENSE as identification.



Printed Name: Barry S. Abel

Notary Public, State of Florida

My commission expires: 10-16-26

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