Instrument No: 2025013272 3/31/2025 9:46 AM BK: 2947 PG: 1488 PAGES: 3 DOCTAX PD \$0.70 - RECORDED IN THE OFFICIAL RECORDS OF Tom Bexley, Clerk of the Circuit Court & Comptroller Flagler, FL

PREPARED BY AND RETURN TO: Dennis K. Bayer, Esq. 109 South 6<sup>th</sup> 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.

BK: 2947 PG: 1489

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:

ascela A Za	Mark Hermber
Witness Signature Casady A Lee	Mark Humberger <sup>∂</sup>
Witness Printed Name	
109 South Let Street Flagler	r Beach
109 South La Street, Flagler Witness Address Florida 32/36	•
Bath -	
Witness Signature	
Witness Printed Name 109 S. GTH ST., FLALLER BLACK, FI	32176
Witness Address /	
STATE OF <b>FLORIDA</b> COUNTY OF <b>FLAGLER</b>	9/
Sworn to before me by means of [4] ph day of MAICH 2025 by Mark Humb produced DRIVERS LICENSE	nysical presence or [_] online notarization, this <u></u> perger [_] who is personally known to me or [_] who as identification.
	BALL
Notary Public State of Florida Barry S Abel My Commission HH 303435 Expires 10/16/2026	Printed Name: /SK/2RY S. ABCI Notary Public, State of Florida My commission expires: /0-/4-2C
2.51.00.101.072.020	-

BK: 2947 PG: 1490

	COUNTY ROAD 65	JOB #251162	
		NORTH SCALE: 1"=250"	
TRACT 3 SLOCK 14		TRACT 1 BLOCK 12	TRACT 3 BLOCK 5
YMM0446000000000000000000000000000000000	N01'06'20'E	1310.73*	
TRACT 1 BLOCK 14	SOUTHERN J OF TRACT 2 BLOCK 11 10.10± ACRES	NORTHERN 3 OF TRACT 2 BLOCK 11 14.52± ACRES	TRACT 1 BLOCK 6
W-Q+,£Y-BBN	INGRESS/EGRESS/UTILITY 30.00 EASEMENT	TRACT 1 BLOCK 11 N01'06'20"E 550.00'	S88 43' 40'E
TRACT 2 BLOCK 14	10.10± ACRES  TRACT 3 BLOCK 11  WEST R/W LINE OF COUNTY ROAD 85 AS MONUMENTED  SD1'07'39*W	NORTHEASTERLY PORTON OF RACT BACT BACT BACT BACT BACT BACT BACT B	20 TRACT 3 BLOCK 6
	24' DIRT ROAD		111 212 212 212 212 212 212 212 212 212
TRACT 1 BLOCK 15 LEGAL (	(PRESCRIP TRACT 3 BLOCK 10 DESCRIPTION:	1310.73'  TY ROAD 65  TIME (AN DIRT ROAD)  TRACT 2 BLOCK 10  BOOK 1, PAGE 7.)	TRACT 2 BLOCK 7
FLORIDA, SUBJECT NORTH 3 RANGE 2 PARCEL	AS RECORDED IN PLAT BOOK 1, PAGE 7, OF THE PUBLIC RE	D UTILITY EASEMENT, BEING THE NORTH 30.00 FEET OF TRACT 3, AND T JOHNS DEVELOPMENT SUBDIVISION OF SECTION 13, TOWNSHIP 12 SOUTH LIC RECORDS OF FLACIER COUNTY, FLORIDA.	·
		E TOE of slope NOTEC.	
LEGEND:  IR 1/2" fron Rod set  IR 5/8" fron Rod (set  IP 1/2" kon Pipe  N/D NAi and Disk set  N/D NAi and Disk four  P PCP  Permanent Control  CM  Concrete Monumer	nd C.	Finish Floor Elevation Invert	ic records of Flagler County ind utilities not located. t. nstruments was made by
NOTE: THIS SURVEY IS VALID  LEGEND:  O IR 1/2" from Rod set  IR 5/8" from Rod fou  IP 1/2" kon Pipe  N/D Not and Disk set  N/D Not and Disk set  O N/D Not and Disk set  O Concrete Monumer  C CONCRETE MONUMER  IB DESTRUCTION  LONG  BOTH  CONCRETE MONUMER  CONCRETE	**Comparison of the comparison	Finish Floor Elevation Invert	ic records of Flagier County and utilities not located.  Instruments was made by coeds 1:7500 feet.  VII COX  IN COX