

Prepared By and Return To:
Corinne L. Wallsten
261 North University Drive, Suite 500
Flagler Beach, FL 32136
Parcel ID Number: 07-11-31-7026-00750-0240
42 Pine Grove Drive, Palm Coast, Florida 32164

QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 21 day of April, 2025 by **Corinne L. Wallsten fka Corinne L. Gabriel, a single woman** whose post office address is **1708 NW 74th Avenue, Unit 29, Plantation, FL 33313** hereinafter called the first party to: **Christopher L. Gabriel, a single man**, whose post office address is **42 Pine Grove Drive, Palm Coast, FL 32164** hereinafter called the second party:

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and their heirs, legal representatives and assigns.)

WITNESSETH: That the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) dollars and other valuable considerations, receipt of which is hereby acknowledged, does hereby grant, convey, remise, release and quit-claim unto second party, all that certain parcel of land, situate, lying and being in Flagler County, Florida, to wit:

Lot 24, Block 75, PALM COAST, MAP OF PINE GROVE, SECTION 26, according to the map or plat thereof, as recorded in Map Book 9, Pages 20 through 35 inclusive, of the Public Records of Florida County, Florida

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 first party, either in law or equity, for the use, benefit and profit of the said party of the second part forever.

IN WITNESS WHEREOF, said first party has signed and sealed these presents the date set forth above.

Signed, sealed and delivered in our presence:

Printed Name: CHAS CARTER

Witness Address: 3103 JONES

24 UT 84310

Witness #1

John Sewell

Printed Name:

Witness Address: 92 COCHISE ST. PALM COAST, FL 32137

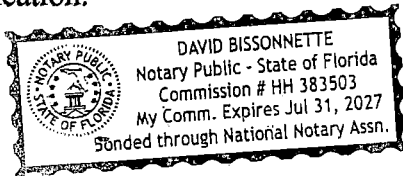
John Sewell

Witness #2

Corinne L. Wallsten fka Corinne L. Gabriel

**STATE OF FLORIDA
COUNTY OF FLAGLER**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of April, 2025, by **Corinne L. Wallsten fka Corinne L. Gabriel** who [] is personally known to me or who [☒] has produced Florida DL as identification.



Notary Seal

A handwritten signature in black ink, appearing to read "David Bissonnette", written over a horizontal line.

Signature of Notary Public
State of Florida
Printed Name:
My Commission Expires:

Unofficial Copy