

Prepared by: Ali Derakhshani

1802 N. Alafaya Trl
Orlando, FL 32828

Quitclaim Deed

The Quit Claim Deed executed this 10th day of August, 2022, by first party,
Grantor, Performance Soultions Group llc, a Florida limited liability Company

whose post office address is 1112 Orange Ave, Winter Springs, FL 32708

to second party, Grantee Caspian Performance Group llc, a Florida limited liability company

whose post office address is 1802 N. Alfaya Trl, Suite 162, Orlando, FL 32826

Witnesseth, that the said first party, for the sum of \$ \$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 and claim which the said first party has in and to the following described parcel of land, and improvements, and appurtenance thereto in Flagler County, Florida to wit:

PALM COAST SECTION 32 BLOCK 31 LOT 05
SUBDIVISION COMPLETION YEAR 1979 OR 141 PG 291
Parcel Tax ID: 07-11-31-7032-00310-0050
Commonly known as: 48 Rose Dr, PALM COAST, FL 32164

In witness whereof, the said first party has signed and sealed these presents the day and year first above written, sealed and delivered in presence of:

[Signature]
Witness Signature

[Signature]
Grantor Signature

Daniela Torres.
Printed Name

Sam Ahwal Authorized Member
Printed Name

Witness Signature

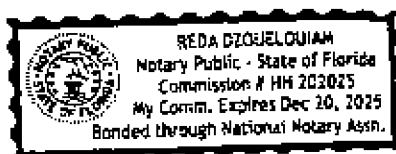
Grantor Signature

Printed Name

Authorized Member
Printed Name

County of: Orange State of: Florida

Sworn to and subscribed before me this 11th day of August, 2022. The Party of the first part appeared, personally known to me/produced a valid ID, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) upon behalf of which the person(s) acted, executed the instrument. Witness my hand an official seal.



[Signature]
Notary signature