

**QUIT CLAIM DEED**

Prepared by and Return to:  
Name: Gail E. Lampert, Esquire  
216 South 3<sup>rd</sup> Street  
→ Flagler Beach, FL 32136

Property Appraisers Parcel ID # 07-11-31-7029-00720-0350

Prepared without the benefit of a title search

**THIS QUIT CLAIM DEED**, dated this 20<sup>th</sup> day of February, 2008, by **LEONARD M. GRANIE and SUE A. GRANIE**, husband and wife, whose address is 33 Rymen Lane, Palm Coast, Florida 32164, hereinafter called the Grantors, to **LEONARD M. GRANIE and SUE A. GRANIE**, as Trustees of the **LEONARD M. GRANIE AND SUE A. GRANIE DECLARATION OF TRUST**, dated the 20<sup>th</sup> day of February, 2008, hereinafter called the Grantees, whose address is 33 Rymen Lane, Palm Coast, Florida 32164.

**WITNESSETH**, That the Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees all that certain land, situate in Flagler County, State of Florida, viz:

**SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF**

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

This instrument was prepared without examination of title and no warranty or other representation is made by the preparer and no express or implied opinion is given as to the marketability or condition of the title, the quantity of lands included therein, the location of the boundaries thereof, or the existence of unpaid taxes, encumbrances or any other matters affecting the property or the nature of title thereto.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Patricia P. Wood-Smith*

**PATRICIA P. WOOD-SMITH**

Witness as to both Grantors

*Robert J. Reese*

**ROBERT J. REESE**

Witness as to both Grantors

*Leonard M. Granie*

**LEONARD M. GRANIE**

*Sue A. Granie*

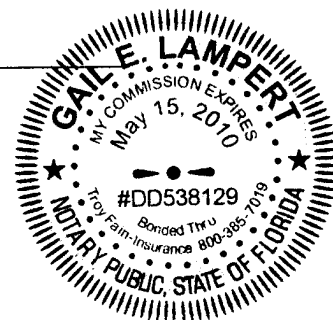
**SUE A. GRANIE**

**STATE OF FLORIDA  
COUNTY OF FLAGLER**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared, **LEONARD M. GRANIE and SUE A. GRANIE**, the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. Said persons presented their driver's licenses as identification.

**WITNESS** my hand and official seal in the County and State last aforesaid this 20<sup>th</sup> day of February, 2008.

*Gail E. Lampert*  
GAIL E. LAMPERT  
Notary Public - State of Florida



**SCHEDULE "A"**

**LOT 35, BLOCK 72, OF PALM COAST, MAP OF ROYAL PALMS, SECTION 29, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE(S) 28, OF THE PUBLIC RECORDS OF FLAGLER COUNTY FLORIDA.**

**SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS, EASEMENTS AND AGREEMENTS OF RECORD, IF ANY; TAXES AND ASSESSMENTS FOR THE YEAR 2004 AND SUBSEQUENT YEARS; AND TO ALL APPLICABLE ZONING ORDINANCES AND/OR RESTRICTIONS AND PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITIES, IF ANY.**

**PROPERTY TAX ID NUMBER: 07-11-31-7029-00720-0350**

**MORE COMMONLY KNOWN AS 33 RYMEN LANE, PALM COAST, FLORIDA 32164**

**GRANTORS WARRANT THAT THIS IS HOMESTEAD PROPERTY.**

UPON THE DEATH OF THE SETTLORS, THE **JOINT** SUCCESSOR TRUSTEES OF THE REFERENCED TRUST AGREEMENT SHALL BE **GREGORY E. MAPLE and REX A. MAPLE.**

THE AFOREMENTIONED **JOINT** SUCCESSOR TRUSTEES SHALL HAVE THE POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL, CONVEY, LEASE, ENCUMBER, OR TO OTHERWISE MANAGE AND DISPOSE OF THE ABOVE-DESCRIBED REAL PROPERTY.

RESERVING UNTO THE SETTLORS A **LIFE ESTATE** IN THE PROPERTY WITH FULL AND COMPLETE RIGHTS TO USE AND OCCUPY SAID PROPERTY AS HIS/HER HOMESTEAD.

THE WRITTEN ACCEPTANCE BY **JOINT** SUCCESSOR TRUSTEES RECORDED AMONG THE PUBLIC RECORDS IN THE COUNTY WHERE THE REAL PROPERTY DESCRIBED ABOVE IS LOCATED, TOGETHER WITH EVIDENCE OF "TRUSTEES" DEATH, DISABILITY OR RESIGNATION SHALL BE DEEMED CONCLUSIVE PROOF THAT THE **JOINT** SUCCESSOR TRUSTEES PROVISIONS OF THE AFORESAID TRUST HAVE BEEN COMPLIED WITH. EVIDENCE OF "TRUSTEES" DEATH SHALL CONSIST OF CERTIFIED COPY OF "TRUSTEES" DEATH CERTIFICATE. EVIDENCE OF DISABILITY SHALL CONSIST OF A LICENSED PHYSICIAN'S AFFIDAVIT ESTABLISHING THAT "TRUSTEE" IS INCAPABLE OF PERFORMING THE DUTIES OF TRUSTEE OF THE AFORESAID TRUST. EVIDENCE OF "TRUSTEES" RESIGNATION SHALL CONSIST OF A RESIGNATION, DULY EXECUTED AND ACKNOWLEDGED. THE **JOINT** SUCCESSOR TRUSTEES SHALL HAVE THE SAME POWERS GRANTED TO THE ORIGINAL TRUSTEE, AS SET FORTH ABOVE.