

Recording requested by: \_\_\_\_\_  
When recorded, mail to:  
Name: Eglise Haitienne des AdventistesDePC  
Address: 2 Royal Palm Lane  
City/ State/Zip: Palm Coast, Florida 32164

Space above reserved for use by Recorder's Office  
Document prepared by:  
Name Raccoon Realty Inc.  
Address 330 East 38th Street Apt. 32-O  
City/State/Zip New York, NY 10016

Property Tax Parcel/Account Number: 11-12-31-0650-03020-0000

# Quitclaim Deed

This Quitclaim Deed is made on March 23, 2011, between Raccoon Realty Inc,  
Grantor, of 0.34 AC see below, City of Flagler, State of  
Florida, and See below, Grantee, of 0.34 AC see below,  
City of Flagler, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
and assigns, to have and hold forever, located at See Below,  
City of Flagler, State of Florida:

**Raccoon Realty Inc, donating this said vacant parcel described as: 0.34AC THAT PART OF THE  
W1/2 OF SW1/4 OF SE1/4 OR BOOK 42 PAGE 423 BLOCK D TRACT 7 BUNNELL DEV CO SUB  
OR 435 PG 880 OR 835 PG 260  
The Church receiving this property is: Eglise Haitienne des Adventistes De Palm Coast Inc.  
No monies exchanged in this transfer, just a land donation to the church.**

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of re-  
cording of this deed.

Dated: MARCH 23, 2011

[Signature]  
Signature of Grantor

JOHN J SCELFO, PRINCIPAL - RACCOON REALTY, INC.  
Name of Grantor

[Signature]  
Signature of Witness #1

Amanda Goller  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Lynda Coleman  
Printed Name of Witness #2

State of NEW YORK County of NEW YORK

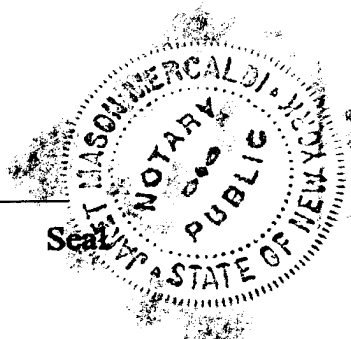
On MARCH 23, 2011, the Grantor, JOHN J. SCELFO,  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

[Signature]  
Notary Signature

Notary Public,

In and for the County of NEW YORK State of NEW YORK

My commission expires: JANUARY 7, 2012



Send all tax statements to Grantee.

JANET MASON MERCALDI  
Notary Public - State of New York  
No. 01MA6180187  
Qualified in New York County  
My Commission Expires January 7, 2012

★NOVA Quitclaim Deed Pg.2 (07-09)

March 15, 2011

Eglise Haitienne des Adventistes De Palm Coast, Inc  
2 Royal Palm Lane  
Palm Coast, FL 32164-6902  
Attention: Joseph M Jean-Pierre, Lay Pastor

**Re.: Donation of 0.34 Acres of Vacant Land; Tax ID: 11-12-31-0650-03020-0000**

Dear Pastor Joe:

This confirms my offer to donate the subject parcel of land to your Church with immediate effect. The land was recently appraised at \$30,000 by Charles S. Gardner, MAI.

Please confirm acceptance of this donation. I am pleased to be able to assist your Church.

Very Truly Yours,



John J. Scelfo  
Principal  
Raccoon Realty, Inc  
330 E. 38<sup>th</sup> Street  
Apt 32-O  
New York, NY 10016

Unofficial Copy

**EGLISE HAITIENNE DES ADVENTISTES DE PALM COAST  
2 Royal Palm Lane  
Palm Coast, Florida 32164**



March 17, 2011

Mr. John Scelfo  
330 East 38<sup>th</sup> Street, Apt. PH-FG  
New York, NY 10016


Dear Mr. Scelfo,

We would like to express our warmest thanks for your generous contribution to EGLISE HAITIENNE DES ADVENTISTES DE PALM COAST (PALM COAST HAITIAN SDA CHURCH). With this letter, we acknowledge receipt of your 2011 donation of 0.34 acre of land parcel located in Flagler Beach, Florida. No goods of services were provided in exchange for this contribution.

This receipt may be used as evidence of your tax-deductible gift to EGLISE HAITIENNE DES ADVENTISTES DE PALM COAST, which is an exempt organization under the provisions of Sec. 501(c)(3) of the Internal Revenue Code.

Once again, thank you very much for your support.

Sincerely,

  
Joseph M. Jean-Pierre  
Pastor

Form 8283 (Rev. 12-2008)

Page 2

Name(s) shown on your income tax return

Identifying number

**RACCOON REALTY INC.**

**22-3861313**

**Section B. Donated Property Over \$5,000 (Except Certain Publicly Traded Securities)**—List in this section only items (or groups of similar items) for which you claimed a deduction of more than \$5,000 per item or group (except contributions of certain publicly traded securities reported in Section A). An appraisal is generally required for property listed in Section B (see instructions).

**Part I Information on Donated Property**—To be completed by the taxpayer and/or the appraiser.

4 Check the box that describes the type of property donated:

- Art\* (contribution of \$20,000 or more)
- Art\* (contribution of less than \$20,000)
- Collectibles\*\*
- Qualified Conservation Contribution
- Other Real Estate
- Intellectual Property
- Equipment
- Securities
- Other

\*Art includes paintings, sculptures, watercolors, prints, drawings, ceramics, antiques, decorative arts, textiles, carpets, silver, rare manuscripts, historical memorabilia, and other similar objects.

\*\*Collectibles include coins, stamps, books, gems, jewelry, sports memorabilia, dolls, etc., but not art as defined above.

Note. In certain cases, you must attach a qualified appraisal of the property. See instructions.

5	(a) Description of donated property (if you need more space, attach a separate statement)	(b) If tangible property was donated, give a brief summary of the overall physical condition of the property at the time of the gift	(c) Appraised fair market value
A	0.34 ACRES OF LAND; PARCEL	GOOD	30000
B	#11-12-31-0650-03020-0000		
C			
D			

6	(a) Date acquired by donor (mo., yr.)	(b) How acquired by donor	(c) Donor's cost or adjusted basis	(d) For bargain sales, enter amount received	See instructions	
					(e) Amount claimed as a deduction	(f) Average trading price of securities
A	4/2002	PURCHASE			30000	
B						
C						
D						

**Part II Taxpayer (Donor) Statement**—List each item included in Part I above that the appraisal identifies as having a value of \$500 or less. See instructions.

I declare that the following item(s) included in Part I above has to the best of my knowledge and belief an appraised value of not more than \$500 (per item). Enter identifying letter from Part I and describe the specific item. See instructions. ▶

Signature of taxpayer (donor) ▶

Date ▶

**Part III Declaration of Appraiser**

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year for other persons.

Also, I declare that I hold myself out to the public as an appraiser or perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this Form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). In addition, I understand that a substantial or gross valuation misstatement resulting from the appraisal of the value of the property that I know, or reasonably should know, would be used in connection with a return or claim for refund, may subject me to the penalty under section 6658A. I affirm that I have not been barred from presenting evidence or testimony by the Office of Professional Responsibility.

Sign

Here

Signature ▶ **Charles S Gardner, MAI**

Digitally signed by Charles S Gardner, MAI  
DN: cn=Charles S Gardner, MAI, o=C S Gardner and Associates Inc, ou=csai, email=charles@gardnerappraisal.com, c=US  
Date: 2011.03.18 11:56:45 -0500 (GMT-5)

Business address including room or suite no.)

Identifying number

City or town, state, and ZIP code

**Part IV Donee Acknowledgment**—To be completed by the charitable organization.

This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Section B, Part I, above on the following date ▶ 03/17/2011

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property described in Section B, Part I (or any portion thereof) within 3 years after the date of receipt, it will file Form 8282, Donee Information Return, with the IRS and give the donor a copy of that form. This acknowledgment does not represent agreement with the claimed fair market value.

Does the organization intend to use the property for an unrelated use? ▶  Yes  No

Name of charitable organization (donee)

Employer identification number

**EGLISE HAITIENNE DES ADVENTISTES DE PALM COAST**

**92-0195746**

Address (number, street, and room or suite no.)

City or town, state, and ZIP code

**2 ROYAL PALM LANE**

**PALM COAST, FL 32164**

Appraiser's signature

Title

Date

*Joseph H. Jean-Pierre*

*Pastor*

03/17/11



Printed on Recycled Paper

Form 8283 (Rev. 12-2008)