

This instrument was prepared by:  
Melvin Stack, Attorney at Law  
444 Seabreeze Boulevard, Suite 1003  
Daytona Beach, FL 32118-3953

### QUIT-CLAIM DEED

**THIS QUIT-CLAIM DEED**, Executed this 30<sup>th</sup> day of November, 2011, by MARGARET L. REYNOLDS PRINCE (formerly MARGARET L. REYNOLDS), a married person, and FRANK A. REYNOLDS, a married person, first party, to FRANK ALLEN REYNOLDS, AS TRUSTEE of the *Reynolds Family Trust*, whose post office address is 277 North Beach Street, Ormond Beach, Florida 32174-5502, second party:

*(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)*

**WITNESSETH**, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Flagler, State of Florida, to-wit:

Lot One, Block 75, amended plat of Venice Park Subdivision, Public Records of Flagler County, Florida.

(Parcel identification number: 12-12-31-5900-00750-0010 )

**PARTIES OF THE FIRST PART WARRANTS THAT THE LAND HEREIN CONVEYED IS NOT THE CONSTITUTIONAL HOMESTEAD OF EITHER OF THEM, NOR DOES IT LIE ADJACENT OR CONTIGUOUS TO ANY PROPERTY WHICH IS THE CONSTITUTIONAL HOMESTEAD PROPERTY OF EITHER OF THEM.**

IN THE PREPARATION OF THIS INSTRUMENT THE SCRIVENER HAS NOT EXAMINED TITLE TO THE DESCRIBED PROPERTY AND MAKES NO WARRANTIES, REPRESENTATIONS OR OPINION, EITHER EXPRESS OR IMPLIED, AS TO THE TITLE, QUANTITY OR BOUNDARIES OF THE PROPERTY OR THE EXISTENCE OF ANY LIEN, UNPAID TAXES OR OTHER ENCUMBRANCES.

  
M L R P

**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, to the only proper use, benefit and behoof of the said second party forever.

**IN WITNESS WHEREOF**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Michelle Scott  
Witness Signature

Michelle Scott  
Printed Name

Ivonne M. Dribyl  
Witness Signature

IVONNE M. DRIBYL  
Printed Name

As to Margaret L. Reynolds Prince

Margaret L. Reynolds Prince (SEAL)

MARGARET L. REYNOLDS PRINCE  
11649 Pilot Country Drive  
Spring Hill, Florida 34610-7920

Hannah Schwerdt  
Witness Signature

Hannah Schwerdt  
Printed Name

Frank A. Reynolds (SEAL)

FRANK A. REYNOLDS  
277 North Beach Street  
Ormond Beach, Florida 32174-5502

Crystal H. Lutz  
Witness Signature

Crystal H Lutz  
Printed Name

As to Frank A. Reynolds

STATE OF FLORIDA  
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARGARET L. REYNOLDS PRINCE, a married person (formerly MARGARET L. REYNOLDS, a single person), to me personally known to be the person described in and who executed the foregoing instrument, or who produced \_\_\_\_\_ as identification, and acknowledged before me that she executed the same, and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15<sup>th</sup> day of DEC, 2011.



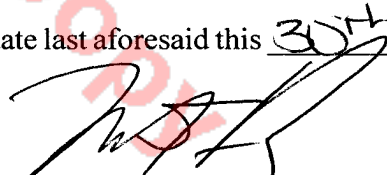
Notary Public, State of Florida  
My commission expires:



STATE OF FLORIDA  
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared FRANK A. REYNOLDS, a married person, to me personally known to be the person described in and who executed the foregoing instrument, or who produced \_\_\_\_\_ as identification, and acknowledged before me that he executed the same, and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 30<sup>th</sup> day of November, 2011.



Notary Public, State of Florida  
My commission expires:

