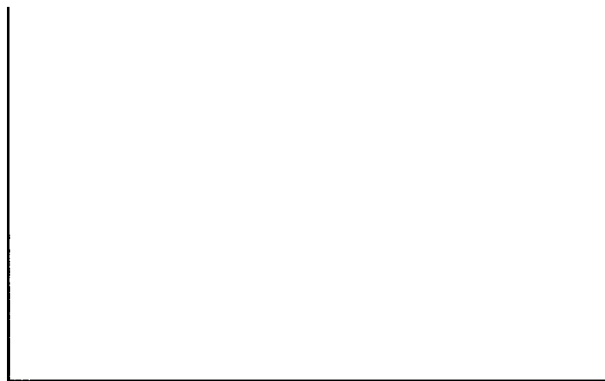


Prepared by and when recorded return to:
Jay W. Livingston, Esq.
Livingston & Sword, P.A.
393 Palm Coast Parkway SW #1
Palm Coast, Florida 32137

**Property Appraiser's Parcel Identification
No. 04-11-31-3509-00000-0160**



(Space above this line reserved for recording office use only)

QUITCLAIM DEED

THIS INDENTURE made on March 29, 2017, between **TIMOTHY RAYMOND HICKEY** and **PATRICIA A. LINDSAY-HICKEY**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 9 Driftwood Lane, Palm Coast, Flagler County, Florida 32137, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by (i) **TIMOTHY RAYMOND HICKEY and PATRICIA A. LINDSAY-HICKEY, Co-Trustees of the TIMOTHY RAYMOND HICKEY REVOCABLE TRUST DATED APRIL 1, 2005**, such trustee having an address of 9 Driftwood Lane, Palm Coast, Florida 32137, and such trust having been established under that certain revocable trust agreement dated April 1, 2005, by TIMOTHY RAYMOND HICKEY, as grantor, and TIMOTHY RAYMOND HICKEY and PATRICIA A. LINDSAY-HICKEY, as co-trustees, and also paid by (ii) **PATRICIA A. LINDSAY-HICKEY and TIMOTHY RAYMOND HICKEY, Co-Trustees of the PATRICIA A. LINDSAY-HICKEY REVOCABLE TRUST DATED APRIL 1, 2005**, such trustee having an address of 9 Driftwood Lane, Palm Coast, Florida 32137, and such trust having been established under that certain revocable trust agreement dated April 1, 2005, by PATRICIA A. LINDSAY-HICKEY, as grantor, and PATRICIA A. LINDSAY-HICKEY and TIMOTHY RAYMOND HICKEY, as co-trustees (such trustees hereinafter referred to jointly as "Grantee"), hereby REMISE, RELEASE and QUITCLAIM an undivided one-half interest unto each Grantee in all of Grantor's interest in and to the following described real estate in the County of Flagler and State of Florida:

Lot 16 of Palm Hammock, according to the plat thereof, as recorded in Plat Book 32, Page 19-20, of the Public Records of Flagler County, Florida

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed

will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

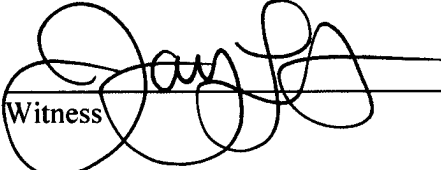
TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Flagler County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the day and year first above written.

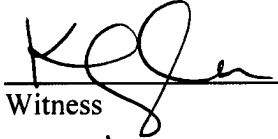
**Signed, Sealed and Delivered
in presence of**




Witness
Jay W. Livingston
(Printed Name)



TIMOTHY RAYMOND HICKEY



Witness
Kristy Goodwin
(Printed Name)



PATRICIA A. LINDSAY-HICKEY

STATE OF FLORIDA

§
§
§

COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me, the undersigned authority, by TIMOTHY RAYMOND HICKEY, Grantor, who is personally known to me or who has produced _____ (type of identification) as identification proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by PATRICIA A. LINDSAY-HICKEY, Grantor, who is personally known to me or who has produced _____ (type of identification) as identification proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, both of whom signed such instrument in the presence of Kristy Goodwin, a witness who is personally known to me or who has produced _____ (type of identification) as identification, and of Jay W. Livingston, a witness who is personally known to me or who has produced _____ (type of identification) as identification.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on March 29, 2017.



Notary Public, State of Florida

