

QUIT CLAIM DEED

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

Property Appraisers Parcel ID # 40-10-31-3100-00110-0130

Prepared without the benefit of a title search

This QUIT CLAIM DEED, dated this 29th day of August, 2017, by ANDRE J. BOELE, JR. and LYNNE L. BOELE, husband and wife, hereinafter called the Grantors, whose address is 11 Seminole Avenue, Palm Coast, Florida, to ANDRE J. BOELE II and LYNNE L. BOELE, as Trustees of the "ANDRE J. BOELE II (a/k/a ANDRE J. BOELE, JR.) and LYNNE L. BOELE INTER-VIVOS TRUST OF SEPTEMBER 7, 2005," hereinafter called the Grantees, whose address is 11 Seminole Avenue, Palm Coast, Florida 32136:

WITNESSETH, that the Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land, situate in Flagler County, State of Florida, viz:

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

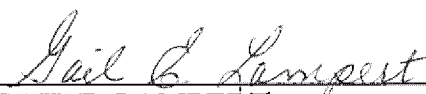
THIS INSTRUMENT was prepared without examination of title and no warranty or other representation is made by the preparer and no express or implied opinion is given as to the marketability or condition of the title, the quantity of lands included therein, the location of the boundaries thereof, or the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

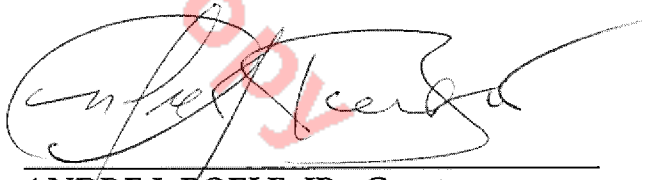
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

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:


GAIL E. LAMPERT
Witness as to both Grantors


ANDRE J. BOELE, JR., Grantor

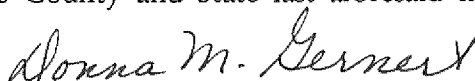

JENNIFER R. PARKS
Witness as to both Grantors

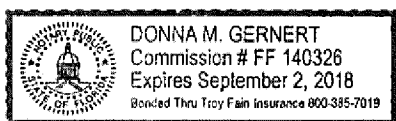

LYNNE L. BOELE, Grantor

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, ANDRE J. BOELE, Jr. and LYNNE L. BOELE, 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 license as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of August, 2017.


DONNA M. GERNERT
Notary Public—State of Florida



SCHEDULE "A"

LOT 13, BLOCK 11, FIRST ADDITION TO JOHNSON BEACH, AS RECORDED IN PLAT BOOK 5, PAGE 59, PUBLIC RECORDS OF FLAGLER COUNTY.

SUBJECT TO taxes accruing subsequent to December 31, 2014.

GRANTORS WARRANT THIS IS HOMESTEAD PROPERTY.

PROPERTY APPRAISER'S PARCEL ID NUMBER: 40-10-31-3100-00110-0130.

MORE COMMONLY KNOWN AS 11 Seminole Avenue, Palm Coast, Florida.

UPON THE DEATH OF THE LAST SETTLOR, THE SUCCESSOR TRUSTEE OF THE ABOVE REFERENCED INTER-VIVOS TRUST SHALL BE BELINDA L. WOYTHALER.

THE AFOREMENTIONED TRUSTEE 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 GRANTORS 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 THE SUCCESSOR TRUSTEE RECORDED AMONG THE PUBLIC RECORDS IN THE COUNTY WHERE THE REAL PROPERTY DESCRIBED ABOVE IS LOCATED, TOGETHER WITH EVIDENCE OF "TRUSTEE'S" DEATH, DISABILITY OR RESIGNATION SHALL BE DEEMED CONCLUSIVE PROOF THAT THE SUCCESSOR TRUSTEE PROVISIONS OF THE AFORESAID TRUST HAVE BEEN COMPLIED WITH. EVIDENCE OF "TRUSTEE'S" DEATH SHALL CONSIST OF A CERTIFIED COPY OF "TRUSTEE'S" 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 "TRUSTEE'S RESIGNATION" SHALL CONSIST OF A RESIGNATION, DULY EXECUTED AND ACKNOWLEDGED. THE SUCCESSOR TRUSTEE SHALL HAVE THE SAME POWERS GRANTED TO THE ORIGINAL TRUSTEE, AS SET FORTH ABOVE.