

QUIT CLAIM DEED

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

Property Appraiser's ID Number: 38-11-31-3070-00000-0070 Prepared without the benefit of a title search

This QUIT CLAIM DEED, dated this 22nd day of February, 2018, by JIM W. GONCE AND DEBRA L. GONCE, Husband and Wife, hereinafter called the Grantors, whose address is 24 Cinnamon Grove Lane, Palm Coast, Florida 32137, to JIMMIE W. GONCE AND DEBRA L. GONCE, as Trustees of the JIMMIE W. GONCE AND DEBRA L. GONCE DECLARATION OF TRUST DATED DECEMBER 11, 2003, and as amended on February 22, 2018, hereinafter called the Grantees, whose address is 24 Cinnamon Grove Lane, Palm Coast, Florida 32137.

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 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 Grantor have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Gail E. Lampert
GAIL E. LAMPERT
Witness as to both Grantors

Jim W. Gonce
JIM W. GONCE, Grantor

Jennifer R. Parks
JENNIFER R. PARKS
Witness as to both Grantors

Debra L. Gonce
DEBRA L. GONCE, 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 JIM W. GONCE AND DEBRA L. GONCE, 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 22nd day of February, 2018.

Jennifer R. Parks
JENNIFER R. PARKS
Notary Public—State of Florida



SCHEDULE "A"

Lot 7, Hidden Hammock, according to the plat thereof as recorded in Plat Book 37, Pages 57 and 58, of the Public Records of Flagler County, Florida.

PROPERTY APPRAISER'S NUMBER: 38-11-31-3070-00000-0070.

THE PROPERTY CONVEYED HEREIN IS UNIMPROVED LAND AND IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO GRANTORS' RESIDENCE.

MORE COMMONLY KNOWN AS 35 HIDDEN HAMMOCK LANE, PALM COAST, FLORIDA.

UPON THE DEATH OF THE LAST SETTLOR, THE SUCCESSOR TRUSTEE OF THE REFERENCED JIMMIE W. GONCE AND DEBRA L. GONCE DECLARATION OF TRUST DATED DECEMBER 11, 2003, SHALL BE JUSTIN M. GONCE.

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 SETTLOR 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 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.