

**After Recording, Mail To:**

Jacqueline Clare McGraw, as Trustee  
146 Beechwood Lane  
Palm Coast, FL 32137

**This Document Prepared By:**

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Palm Coast, Florida 32137  
386-793-0216

## QUITCLAIM DEED

The undersigned Grantor declares that this conveyance transfers Grantor's interest to Grantor's Revocable Trust for ZERO consideration and the beneficial interest in the property remains the same.

This transaction is exempt from the Documentary Stamp Tax pursuant to Florida Administrative Rule 12B-4.013(28)(a).

THIS DEED, made the 24th day of July, 2019, by JACQUELINE C. MCGRAW, a widow, the GRANTOR,

Whose mailing address is 146 Beechwood Lane, Palm Coast, FL 32137;

TO

JACQUELINE CLARE MCGRAW, as Trustee of THE JACQUELINE CLARE MCGRAW LIVING TRUST, U/A dated July 24, 2019, the GRANTEE,

Whose mailing address is 146 Beechwood Lane, Palm Coast, FL 32137;

The Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby conveys and quitclaims to the Grantee all of that property situate in Flagler County, State of **Florida**, viz:

PALM COAST SECTION 11 BLOCK 00001 LOT 0050 SUBDIVISION COMPLETION  
YEAR 1976 OR BOOK 134 PAGE 256 OR 151 PG 619 OR 167 PG 71 OR 314 PG 9

Assessor's Parcel Number: 07-11-31-7011-00010-0500

MORE commonly known as: 146 Beechwood Lane, Palm Coast, FL.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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.

The land described herein (You must make a selection):

  X   is homestead property of the said Grantor

       is **NOT** homestead property of the said Grantor

Full power and authority are conferred upon the then-acting Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by §§689.071 and 689.073(1), Florida Statutes.

Grantor reserves the right to use, occupy and reside upon any real property placed in this Trust as her permanent residence during her lifetime. It is the intent of this provision to retain for the grantor the requisite beneficial interest and possessor right in and to such real property to comply with Florida Statute 196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in §6, Article VII of the State Constitution. The terms of this Trust provide for the present right of possession of any Homestead property in accordance with the Department of Revenue Rule 12D-7.011 and is recorded in compliance with §196.031(1), Florida Statutes.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Jacqueline C. McGraw  
JACQUELINE C. MCGRAW

Signed, sealed and delivered in the presence of:

J L M  
Printed Name: JAMES L. MANFRE  
STATE OF FLORIDA )

Joanne C. Goodin  
Printed Name: JOANNE C. GOODIN

) ss.  
COUNTY OF FLAGLER )

The foregoing instrument was acknowledged before me on this July 24, 2019, JACQUELINE C. MCGRAW.

Mary I. Ward Markane  
MARY WARD MARKANE  
NOTARY PUBLIC (State of Florida)

Personally Known ☒ OR Produced Identification \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

