

This instrument (except for legal description) was prepared by and return to:  
Randal L. Schechter, Esquire  
1870 W. Granada Blvd.  
Ormond Beach, FL 32174

Parcel ID No. 42-10-30-3210-00000-1200

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This Quit-Claim Deed, executed this 25th day of November, 2020, by

**PHILIP T. ANNINOS and DEBRA Y. ANNINOS, husband and wife,**

whose post office address is 614 Mahogany Run, Palm Coast, Florida 32137, Grantors\*, to

**PHILIP T. ANNINOS and DEBRA Y. ANNINOS, CO-TRUSTEES OF THE PHILIP T. AND  
DEBRA Y. ANNINOS REVOCABLE TRUST dated July 29, 2005,  
as to a remainder interest only,  
subject to reservations herein,**

whose post office address is 614 Mahogany Run, Palm Coast, Florida 32137, Grantee\*,

(Wherever used herein the terms "grantor" and "grantee" 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 said Grantors, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel, situate, lying and being in the County of Flagler, State of Florida, to-wit:

Lot 120, Conservatory at Hammock Beach, according to the map or plat thereof, as recorded in Map Book 34, Page 78 through 101, of the Public Records of Flagler County, Florida.

Subject to all valid restrictions, reservations, easements and zoning of record, the mention of which shall not serve to reimpose same.

Subject to taxes for the year 2020 and all subsequent years.

The interest granted herein is a remainder interest only. GRANTORS reserve unto themselves a life estate in and to the above-described real property. GRANTORS reserve unto themselves for and during their lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. GRANTORS further reserve unto themselves, for and during their lifetime, the right to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interests of the GRANTEE, as GRANTORS in their sole discretion shall decide, except to dispose of said property, if any, by devise upon their death. GRANTORS further reserve unto themselves the right to cancel this deed by further conveyance which may destroy any and all rights which the GRANTEE may possess under this deed. GRANTEE shall hold a remainder interest in the property described herein and upon the death of the GRANTORS, if the property described herein has not been previously disposed of prior to GRANTORS' death, all right and title to the property remaining shall fully vest in GRANTEE, subject to such liens and encumbrances existing at that time.

GRANTORS reserve the right to sell, exchange, convey, mortgage, commit waste, lease and otherwise deal with the subject property on their signature alone and without the necessity of joinder by the remainderman (GRANTEE). The GRANTORS may do anything with regard to the property on their signature alone just as if they owned an undivided fee simple interest including changing the remainderman (GRANTEE), re-conveying to GRANTORS without joinder of the remainderman (GRANTEE), or extinguishing the remainder interest altogether.

**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 said Grantors, either in law or equity, to the only proper use, benefit and behalf of the said Grantee 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 our presence:

Witness Signature: [Signature]  
Printed or typed name: RANDAL SCHECTER

[Signature]  
PHILIP T. ANNINOS

614 Mahogany Run

Witness Signature: [Signature]  
Printed or typed name: AMANDA K. BASTOS

Palm Coast, Florida 32137  
Address

Witness Signature: [Signature]  
Printed or typed name: RANDAL SCHECTER

[Signature]  
DEBRA Y. ANNINOS

614 Mahogany Run

Witness Signature: [Signature]  
Printed or typed name: AMANDA K. BASTOS

Palm Coast, Florida 32137  
Address

NOTICE

In the preparation of this instrument the scrivener has not examined title to the described property and makes no warranty, representation or opinion, either express or implied, as to the title, quality or boundaries of the property or the existence of any liens, unpaid taxes, or other encumbrances.

STATE OF FLORIDA  
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to administer oaths and take acknowledgments, personally appeared PHILIP T. ANNINOS by means of  physical presence or  online notarization, who produced Florida Driver License as identification, to me known to be the person described in and who executed the foregoing Deed and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of November, 2020.


 AMANDA K. BASTOS  
Commission # GG 296732  
Expires April 5, 2023  
Bonded Thru Budget Notary Services

[Signature]  
Notary Public: AMANDA K. BASTOS  
My Commission Expires: 04/05/23

STATE OF FLORIDA  
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to administer oaths and take acknowledgments, personally appeared DEBRA Y. ANNINOS by means of  physical presence or  online notarization, who produced Florida Driver License as identification, to me known to be the person described in and who executed the foregoing Deed and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of November, 2020.

 AMANDA K. BASTOS  
Commission # GG 296732  
Expires April 5, 2023  
Bonded Thru Budget Notary Services

[Signature]  
Notary Public: AMANDA K. BASTOS  
My Commission Expires: 04/05/23