

**Prepared by and when recorded return to:**

Michael R. Davis  
Eldredge and Davis, P.A.  
21 Old Kings Road North, Suite B-212  
Palm Coast, Florida 32137

**Property Appraiser's Parcel Identification  
No. 07-11-31-7099-00280-0102**

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

## QUITCLAIM DEED

**THIS INDENTURE is made on December 23, 2020, between RICHARD FRANCO and CYNTHIA L. FRANCO, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 22 Coleridge Court, Palm Coast, FL 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 RICHARD FRANCO and CYNTHIA L. FRANCO, as co-trustees of the RICHARD FRANCO AND CYNTHIA L. FRANCO REVOCABLE LIVING TRUST dated April 29, 2013 (hereinafter referred to as "Grantee"), such Grantee having an address of 22 Coleridge Court, Palm Coast, FL 32137, and such trust having been established under that certain revocable trust agreement dated April 29, 2013, by RICHARD FRANCO and CYNTHIA L. FRANCO as settlors and as co-trustees. Grantor hereby REMISES, RELEASES and QUITCLAIMS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Flagler and State of Florida:**

**Address:** 11 Mid Oaks Circle, Palm Coast, Florida 32137.

**Description:** Unit 102-28D of the Fairways Condominium at Palm Coast, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 143, Page(s) 160, of the Public records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

**Parcel ID:** 07-11-31-7099-00280-0102

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.

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.

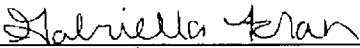
The conveyance made hereby are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the 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.

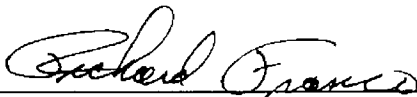
Taxes for the current year have been prorated and are assumed by Grantee.

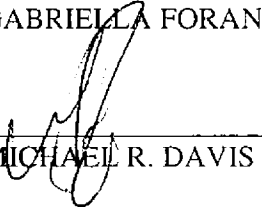
GRANTORS WARRANT THIS IS NOT HOMESTEAD PROPERTY.

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

  
GABRIELLA FORAN

  
RICHARD FRANCO

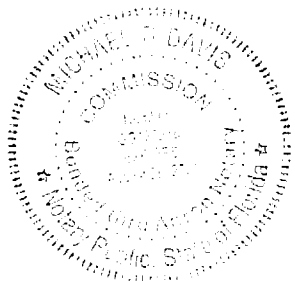
  
MICHAEL R. DAVIS

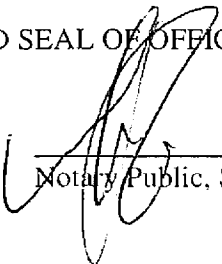
  
CYNTHIA L. FRANCO

STATE OF FLORIDA                   §  
  §  
COUNTY OF FLAGLER               §

The foregoing instrument was acknowledged before me, the undersigned authority, by means of  physical presence or  online notarization, by RICHARD FRANCO, Grantor, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as Grantor, and by CYNTHIA L. FRANCO, Grantor, who is personally known to me 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on December 23, 2020.



  
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Notary Public, State of Florida