

PREPARED BY AND RETURN TO
JAMES M. PAINTER, ESQ.
JAMES M. PAINTER, P.A.
1300 NORTH FEDERAL HIGHWAY, SUITE 110
BOCA RATON, FLORIDA 33432
PHONE: (561) 368-7775

Parcel ID NO. 31-12-31-5371-00000-0010

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUITCLAIM DEED

THIS QUIT-CLAIM DEED, executed this 19th day of January, 2021, by **PALM COAST SEMINOLE GROUP, LLC**, a Florida limited liability company, whose post office address is 9164 Sanderson Court, Boynton Beach, Florida 33473, first party to **PRP MANAGEMENT SERVICES, LLC.**, a Florida limited liability company, whose post office address is 9164 Sanderson Court, Boynton Beach, Florida 33473, second party.

(Wherever used herein the terms "first party" and "second party" 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 the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Flagler, State of Florida, to wit:

Lot 1, SEMINOLE POINTE, according to the plat thereof as recorded in Map Book 35, at Pages 69 and 70, Public Records of Flagler County, Florida.

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 the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

THIS DEED has been prepared by the scrivener hereof without the benefit of a title search. Hence, the scrivener assumes no liability for any defects in this instrument or otherwise; and Grantor and Grantee specifically waive any claims or other remedies against the said scrivener.

**MR. WELTMAN'S SIGNATURE AND NOTARY
ACKNOWLEDGEMENT APPEAR ON THE NEXT PAGE**

IN WITNESS WHEREOF, the said first party has caused these presents to be signed and sealed the day and year first above written.

Signed, sealed and delivered in our presence as to Grantor:

[Signature]
Signature of Witness

Anatoly Aptekar
Printed Name of Witness

Palm Coast Seminole Group, LLC,
a Florida limited liability company

By: [Signature]
Louis S. Weltman, President

[Signature]
Signature of Witness
JAMES M. PAINTER
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [X] physical presence or by [] online notarization, this 19 day of January, 2021, by Louis S. Weltman, as the president of PALM COAST SEMINOLE GROUP, LLC, a Florida limited liability company. Mr. Weltman is personally known to me. FLORIDA DRIVER'S LICENSE AS IDENTIFICATION

[Signature]
Notary Public, State of Florida

(Notary Seal)

My Commission Expires: _____



ANATOLY APTEKAR
Commission # GG 192468
Expires July 5, 2022
Bonded Thru Budget Notary Services