

Instrument prepared by and Return to:

Walter A. Anon, Esquire
Law Offices of Walter A. Anon, P.A.
7975 NW 155 Street, Suite A
Miami Lakes, FL 33016

Folio No. 12-12-30-5070-00000-06D0

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made the 21 day of October, 2021, between **ELIEZER LOPEZ AND LISSETTE LOPEZ A/K/A LISSETTE MANTECON LOPEZ, HUSBAND AND WIFE**, whose post office address is: 420 NW 188th Terrace, Pembroke Pines, Florida 33029, hereinafter called the Grantors, to **ELIEZER LOPEZ AND LISSETTE MANTECON LOPEZ, AS TRUSTEES OF THE ELIEZER LOPEZ AND LISSETTE MANTECON LOPEZ FAMILY REVOCABLE TRUST DATED OCTOBER 21, 2021**, whose post office address is 420 NW 188th Terrace, Pembroke Pines, Florida 33029, hereinafter called the Grantees.

WITNESSETH, That the said Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to them in hand paid by Grantees, the receipt of which is hereby acknowledged, do hereby remise, release and quit-claim unto Grantees forever, all the rights, title, interest, claims and demands which the said Grantors have in and to the following described land, situated and being in the County of **Flagler**, State of Florida:

Unit 6D of PALM POINTE I, a Condominium Association according to the Declaration of Condominium thereof, as recorded in Official Records Book 1233, Page 1080, of the Public Records of Flagler County, Florida.

A/K/A: 4600 E Moody Boulevard, Unit 6D, Bunnell, Florida 32110

The Grantors, as Settlers of the Trust, reserve the right to reside upon any real property placed into the Trust as Settlers' permanent residence during Settlers' lifetime, it being the intent of this provision to retain for the Settlers the requisite beneficial interest and possessory right in and to such real property to comply with section 196.041 of the Florida Statutes, such that said beneficial interest and possessory right constitute in all respects equitable title to real estate as that term is used in Section 6, Article VII of the Constitution of the State of Florida. Notwithstanding anything contained in the Trust or this Deed to the contrary, the Settlers' interest in any real property in which Settlers reside and transfer to the Trustee(s) to be held by the Trustee(s) pursuant to the provisions of the Trust shall be deemed to be an interest in real property and not personality.

The Trustee(s) and any Successor Trustee shall have the independent power and authority pursuant to Florida Statutes Section 689.07(1), to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property conveyed by this deed. No person shall deal with a Successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

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- A. The written and notarized resignation of the prior Trustee(s) or a Co-Trustee.
- B. A certified death certificate of the prior Trustee(s) or a Co-Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee(s) or a Co-Trustee an incapacitated person or removing said Trustee(s) or a Co-Trustee for any reason.
- D. The written certificate of a physician currently practicing medicine that the Trustee(s) or a Co-Trustee is physically or mentally incapable of handling the duties of the Trustee(s).
- E. An amendment to the Trust changing the Trustee(s) or Successor Trustee(s) of the Trust.

This Quit Claim Deed has been prepared without an examination of title and based upon information provided by Grantors and Grantees.

NOTE: This conveyance by Grantors to Grantees is for nominal consideration and not pursuant to a sale and is therefore not subject to tax.

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 Grantors, either in law or equity, to the only proper use, benefit and behalf of the said Grantees forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal the day and year first above written.

Signed and sealed in our presence:

As to Grantors:

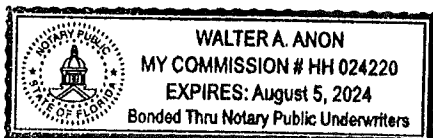
af
Print Name: Ambar Ferrer

LO
Print Name : LESLEY VCILOZ

[Signature]
ELIEZER LOPEZ
[Signature]
LISSETTE LOPEZ A/K/A LISSETTE MANTECON LOPEZ

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of October, 2021 by ELIEZER LOPEZ AND LISSETTE LOPEZ A/K/A LISSETTE MANTECON LOPEZ, HUSBAND AND WIFE, who are personally known or who have produced a driver's license as identification.



[Signature]
Notary Public