

THIS INSTRUMENT WAS PREPARED BY  
AND RETURN TO:

Michael R. Davis  
Eldredge and Davis, P.A.  
21 Old Kings Road N, Ste. B-212  
Palm Coast, FL 32137

Parcel ID No: 07-11-31-7100-00320-0101

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED, by first party **BARBARA LEE BOWLES**, a single woman, whose address is 12 Sherbury Court, Palm Coast, Florida 32137 and **SEAN C. DENT**, a married man, whose address is 8513 Oak Pointe Way, Fairfax Station, VA 22039 (“Grantors”) conveys and quitclaims to the second party **SEAN C. DENT**, a married man, whose address is 8513 Oak Pointe Way, Fairfax Station, VA 22039 (“Grantee”), (Wherever used the terms “Grantors” and “Grantee” include all the parties to this instrument and the heirs, legal representatives, successors and assigns wherever the context so admits or requires).

Grantors, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid at and before the execution and delivery of this document, the receipt and adequacy whereof is acknowledged, by this document does remise, convey and forever **QUITCLAIM** unto said Grantee, the below described tract or parcel of land and all improvements more fully described as:

**Address:** 11 Sherbury Court, Palm Coast, Florida 32137

**Legal Description:** Condominium Parcel 101-32, Woodhaven Condominium at Palm Coast, a Condominium, according to Declaration of Condominium recorded in Official Records Book 177, Pages 248 through 340, Public Records of Flagler County, Florida and subsequent amendments thereto.

Grantee and subsequent Grantees shall automatically become members of the Community/Homeowners Association, and shall be bound by the articles of incorporation and the By-Laws and all actions taken by said Association.

**Parcel ID No:** 07-11-31-7100-00320-0101

To have and to hold the said tract of land, with all the rights, members and appurtenances thereof, so neither Grantors nor any other person claiming under here shall claim or demand any right, title or interest to the said tract of land or its appurtenances.

In witness whereof, Grantors have signed and sealed this deed, the day and year above written.

GRANTORS WARRANT THIS IS NOT HOMESTEAD PROPERTY.

Signed, sealed and delivered in the presence of:

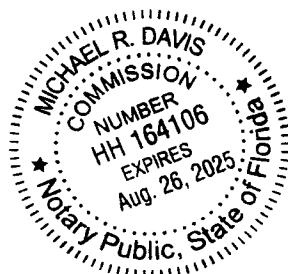
Witness Signature: Gabriella O'Keefe  
Print Name: GABRIELLA O'KEEFE

Barbara Lee Bowles  
BARBARA LEE BOWLES

Witness Signature: [Signature]  
Print Name: MICHAEL R. DAVIS

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on November 7, 2023, by BARBARA LEE BOWLES, who is  personally known to me or  has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public - State of Florida

Signed, sealed and delivered in the presence of:

Witness Signature: [Signature]  
Print Name: Maria Hernandez

[Signature]  
SEAN C. DENT

Witness Signature: [Signature]  
Print Name: Taeguen Harbour

STATE OF Virginia  
COUNTY OF Fairfax

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on 14th November, 2023, by SEAN C. DENT, who is  personally known to me or  has produced VA Driver's License identification.



[Signature]  
Notary Public

Official Copy