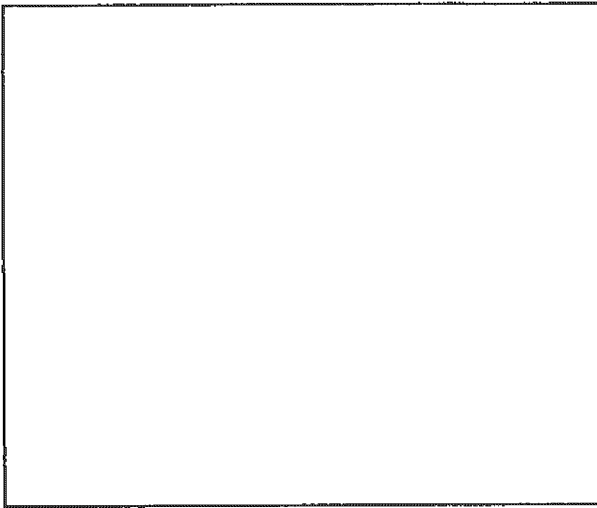


PREPARED BY AND RECORD & RETURN TO:

Jennifer S. Akin, Esq.
J. Akin Law
6045 A1A S.
St. Augustine, FL 32080

Preparer has not examined the title to the property described herein; no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the property, the condition of its title, its quality, the location of its boundaries, or the existence of any liens, unpaid taxes or encumbrances affecting it.



PARCEL ID#:15-11-31-2830-00000-0280

**Quit Claim Deed
(Reserved Life Estate and Power to Convey)**

THIS QUIT CLAIM DEED is made this 23rd day of January 2024, by **BRIGIDA MILLER**, a widowed woman, whose post office address is 14 Chinier Street, Palm Coast, Florida, 32137 (the "Grantor"), and **BRIGIDA MILLER**, for a life estate and the remainder to the Grantee, **BRIGIDA MILLER**, as Trustee of **THE BRIGIDA MILLER TRUST** dated **SEPTEMBER 15, 2005**, the real property in Flagler County, Florida, described below, constituting the homestead of the Grantor.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, all the right, title, and interest it has in that certain land situate, lying and being in the County of Flagler, State of Florida (the "Land"), to-wit:

LOT 28, SUBDIVISION PLAT OF FRONT STREET AT GRAND HAVEN, PHASE 1, ACCORDING TO THE PLAT OR MAP THEREOF, DESCRIBED IN MAP BOOK 30, PAGES 87 AND 88, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Parcel ID #: **15-11-31-2830-00000-0280**
Also known as 14 Chinier Street, Palm Coast, Florida, 32137

TOGETHER WITH all tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anyway pertaining thereto.

SUBJECT to covenants, conditions, restrictions, and easements of records, if any, and taxes for the current and subsequent years.

SUBJECT, HOWEVER, to a life estate reserved by the Grantor for her life.

TO HAVE AND TO HOLD the same, together with all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantors, either in law or equity, to the only proper use, benefit, and behoof of the Grantee, and its successors and assigns forever, PROVIDED, HOWEVER, that the Grantor reserves and shall have, for so long as they are living, full power and authority to sell, convey, lease, encumber, and otherwise to manage and dispose of the real property described herein, without consent or joinder of the Grantee.


PROVIDED, FURTHER, that the Grantor reserves unto herself for and during her lifetime, the exclusive possession, use and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto herself for and during her 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, or the aforesaid premises by gift, sale or otherwise so as to terminate the interest of the Grantee, as Grantor in the sole discretion of the Grantor shall decide, except to dispose of said property, if any, by devise upon the death of the Grantor. Grantor further reserves unto herself the right to cancel this deed by further conveyance, by sale, gift or otherwise to any person or entity, including Grantor, 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 Grantor, if the property described therein has not been previously disposed of prior to the death of the Grantor all right and title to the property remaining shall fully vest in the Grantee, subject to any liens and encumbrances existing at that time, but this reference to liens and encumbrances shall not operate to impose any of the same that would have expired or become null and void as result of the death of the Grantor.


Both the Grantor and the Grantee acknowledge that this deed was prepared without the benefit of title insurance, or a survey and the Grantor holds the deed preparer harmless and will indemnify the same for errors that could have been detected by a title search or survey. No opinion as to the title of this property has been given by J. Akin Law, LLC.

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed on the day and year first above written.

Signed and sealed in our presence:


BRIGIDA MILLER
"Grantor"


Signature of Witness:
Printed Name: Deborah D. Strubel
Address: 6045 A1A South
St. Augustine, Florida 32080


Signature of Witness:
Printed Name: Cynthia J. Sanders
Address: 6045 A1A South
St. Augustine, Florida 32080

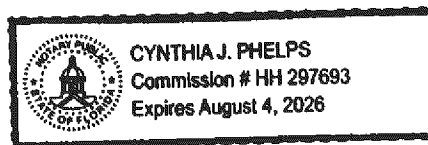
STATE OF FLORIDA)

COUNTY OF ST. JOHNS)

The foregoing Quit Claim Deed was acknowledged before me this 23rd day of January 2024, by means of physical presence or online notarization by BRIGIDA MILLER, Grantor who is personally known to me or who has produced FIDC as identification..



Notary Public of Florida
Notary's Stamped or Printed Name:
My commission expires:



NOTE TO RECORDING CLERK: This deed conveys property for nominal consideration from the Grantor(s) to a Revocable trust of which the Grantor(s) are the sole beneficiaries and, therefore, are exempt from documentary stamp tax pursuant to FAC 12B-4.013(29)(a).

Unofficial Copy