

PREPARED BY AND RETURN TO:
Dennis K. Bayer, Esq.
109 South 6th Street
Flagler Beach, FL 32136

This deed has been prepared at Grantors' request without examination or legal opinion of title.

**QUIT CLAIM DEED
LIFE ESTATE**

THIS QUIT-CLAIM DEED, executed this 15th day of February 2024 by **Howard W. Paley and Sandra L. Paley, husband and wife**, whose address is 31 Botany Lane, Palm Coast, FL 32137, GRANTORS to **Steven Andrew Paley, a single man**, whose address is 9520 132 Terrace, Live Oak, FL 32060, and **Keith Michael Paley, a single man**, whose address is 31 Botany Lane, Palm Coast, FL 32137, GRANTEES.

WITNESSETH, that the Grantors, for and in consideration of the sum of \$10.00 in hand paid by the Grantees, the receipt of which is acknowledged, does remise, release, and quit claim to Grantees forever all the right, title, interest, claim, and demand which Grantors have in and to the following described lot, piece, or parcel of land located in **FLAGLER** County Florida:

Lot 15, Block 8, PALM COAST, MAP OF BELLE TERRE SECTION 17, a subdivision according to the plat thereof as recorded in Plat Book 7, at page(s) 12-16, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 07-11-31-7017-00080-0150

Grantors warrant this is their Homestead Property.

GRANTORS reserving onto themselves a life estate, for and during their lifetime, the exclusive possession, use and enjoyment of the rents and profits of the property described herein, further reserving 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, of the aforesaid premises, by gift, sale or otherwise so as to terminate the interests of the Grantees, as they in their sole discretion shall decide, except to dispose of said property by devise upon their death without the signature of the remainderman. The powers retained herein by Grantors may be exercised by the signature of Grantors or by a duly authorized attorney in fact pursuant to a durable power of attorney. Grantees shall hold remainder interest in the property described herein, and if the property has not been previously disposed of prior to the death of the life tenants, all right and title to the property remaining shall fully vest in Grantees, subject to such lien as and encumbrances existing at that time.

Subject to taxes for the year 2024 and subsequent years and assessments of any homeowner or community association, restrictions, covenants, assessments, dedications, reservations, resolutions, conditions, and declarations of record, if any.

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 behoof of the said Grantees forever.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Karen A. Hunt
Witness Signature

Howard W. Paley
Howard W. Paley

KAREN A. HUNT
Witness Printed Name
Witness Address: 109 S. 6th Street
Flagler Beach, FL 32136

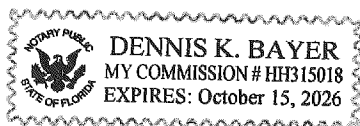
Julie K. Hampton
Witness Signature

Sandra L. Paley
Sandra L. Paley

JULIE K. HAMPTON
Witness Printed Name
Witness Address: 109 S. 6th Street
Flagler Beach, FL 32136

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of February 2024, by **Howard W. Paley and Sandra L. Paley**, who are personally known to me or who produced FLA PL as identification.



Dennis K Bayer
Notary Public – State of Florida
Name Printed: Dennis K Bayer

(SEAL)