

PREPARED BY:

AUTUMN B. MATTHEWS, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WHEN RECORDED MAIL TO:

SUNNY T. BOREN
COPENBARGER & COPENBARGER LLP
200 E. SANDPOINTE AVE., SUITE 150
SANTA ANA, CA 92707

PARCEL ID NO.: 07-11-31-7035-00370-0070

PURCHASE PRICE PAID: \$10.00

OTHER CONSIDERATION: \$0.00

DOCUMENTARY STAMP TAX: \$0.70

Quitclaim Deed

THIS QUITCLAIM DEED is made on 3/27/2024, by RONALD K.J. AU and KANCHANA S. AU, husband and wife, whose address is 20030 Mayall Street, Chatsworth, CA 91311 (herein, "Grantor"), to TADPOLE TALES, LLC, a Florida limited liability company, whose address is 20030 Mayall Street, Chatsworth, CA 91311 (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Flagler, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 31 Butternut Drive, Palm Coast, FL 32137

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any.

EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.

IN WITNESS WHEREOF, Grantor signed and sealed this Quitclaim Deed on the date first above written.

Witnesses:

Grantor:

[Signature]

Witness #1 signature

Crystal Au

Printed name of witness #1

126 Flag Way, Unit B. Paso Robles, CA 93466

Address, city, state, zip code of witness #1

[Signature]

Member Manager
Ronald K.J. Au

[Signature]

Witness #2 signature

ADILA KHAN

Printed name of witness #2

20555 (Notary address) Devonshire St

Address, city, state, zip code of witness #2

Chatsworth, Ca 91311

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF California

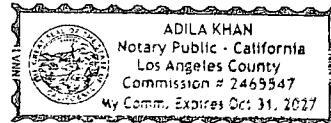
COUNTY OF Los Angeles

On 03/27/2024, before me, Adila Khan, Notary Public, personally appeared Ronald K.J. Au, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Adila Khan (Seal)



Witnesses:

Grantor:

Crystal Au

Kanchana S. Au

Witness #1 signature

Kanchana S. Au

Crystal Au

Printed name of witness #1

126 Flag Way, Unit B, Paso Robles, CA 93466

Address, city, state, zip code of witness #1

Adila Khan

Witness #2 signature

ADILA KHAN

Printed name of witness #2

20555 Devonshire st.

Address, city, state, zip code of witness #2

Chatsworth, Ca 91311

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ACKNOWLEDGMENT

STATE OF California

COUNTY OF Los Angeles

On 03/27/2024, before me, Adila Khan, Notary Public, personally appeared Kanchana S. Au, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Adila Khan

(Seal)



EXHIBIT A

LOT 7, OF BLOCK 37, BELLE TERRE, SECTION 35, PALM COAST PARK AT PALM COAST, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 11, PAGES 2 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

This property is not the homestead real property of Grantor.

MAIL FUTURE TAX STATEMENT TO:

TADPOLE TALES, LLC
20030 Mayall Street
Chatsworth, CA 91311

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.