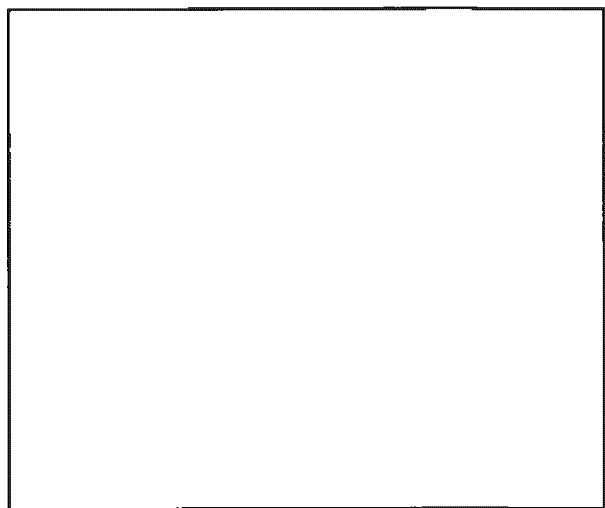


PREPARED BY AND RECORD & RETURN TO:

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#:07-11-31-7001-00080-0120

Quit Claim Deed

THIS QUIT CLAIM DEED is made this 3rd day of September 2024, by HAROLD L. RHYNE, a single man, whose post office address is 42 Fernwood Lane, Palm Coast, Florida 32137 (the "Grantor"), and HAROLD L. RHYNE, JR., Trustee of THE HAROLD L. RHYNE, JR. LIVING TRUST dated SEPTEMBER 3, 2024, (the "Grantee").

WITNESSETH:

That the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION to it in hand paid by the Grantees, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantees, 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 12, BLOCK 8, PALM COAST, MAP OF FLORIDA PARK, SECTION 1, REVISED, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK, 5, PAGES 86 THROUGH 92, AND AS AMENDED IN O.R.BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Parcel ID #: **07-11-31-7001-00080-0120**

Also known as 42 Fernwood Lane, 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.

NOTE TO PROPERTY APPRAISER: The Grantors confirm that under the terms of the trust referred to above, the Grantors have not less than a beneficial interest for life and are entitled to the homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2). **THIS PROPERTY IS AND REMAINS THE HOMESTEAD OF THE GRANTORS,**

WHEREVER used in this Quit Claim Deed, the terms "Grantors" and "Grantees" include the respective heirs, personal representatives, successors and assigns of the parties hereto.

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

Signed and sealed in our presence:

Harold L. Rhyne
HAROLD L. RHYNE
"Grantor"

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

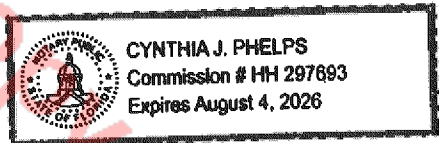
Vicki Slaughter
Signature of Witness:
Printed Name: Vicki Slaughter
Address: 6045 A1A South
St. Augustine, Florida 32080

STATE OF FLORIDA)

COUNTY OF ST. JOHNS)

The foregoing Quit Claim Deed was acknowledged before me this 3rd day of September 2024, by means of physical presence or online notarization by HAROLD L. RHYNE, Grantor who is personally known to me or who has produced *FDL* as identification..

Cynthia J. Phelps
Notary Public of Florida
Notary's Stamped or Printed Name: *Cynthia J. Phelps*
My commission expires: *August 4, 2026*



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).