

After Recording Return to:  
Alyssa Abadia  
Stewart Title Company  
1050 US Hwy 27, Suite 15  
Clermont, FL 34714

This Instrument Prepared by:  
Alyssa Abadia  
Stewart Title Company  
1050 US Hwy 27, Suite 15  
Clermont, FL 34714  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
18-12-32-2750-00010-0070  
File No.: 2496067

## QUITCLAIM DEED

This Indenture, Made this 13<sup>th</sup> day of December, 2024, by ,

Ibeeth Arely Lopez, a single woman, Daniel Scott Hintz, a single man, and Marilyn Ann Hintz, a married woman,

whose post office address is:

1761 Ember Glow Circle Las Vegas NV 89119, hereinafter called the "Grantor", to

Ibeeth Arely Lopez, a single woman, and Daniel Scott Hintz, a single man, as tenants in common, with each tenant in common having an equal and undivided 50% interest in the property,

whose post office address is:

1761 Ember Glow Circle Las Vegas NV 89119, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **TEN Dollars and No Cents (\$10.00)** and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Flagler County, Florida, to wit:

Lot 7, Block 1, Fuquay Subdivision of Flagler Beach, according to the map or plat thereof, recorded in Plat Book 1, Page(s) 26, Public Records of Flagler County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**To Have and to Hold**, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

*Citlaly Lopez*  
 Witness 1 Signature Citlaly Lopez  
 Witness 1 Printed Name and Post Office Address:  
9357 Grand Sky Ave Las Vegas  
NV 89178

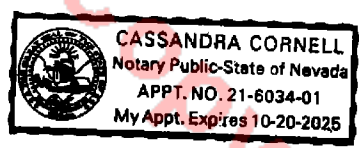
*Ibeeth Arely Lopez*  
 Ibeeth Arely Lopez  
*Ibeeth Arely Lopez*

*Cassandra Cornell*  
 Witness 2 Signature  
 Witness 2 Printed Name and Post Office Address:  
Cassandra Cornell  
1820 W Mesquite Ave  
Las Vegas NV 89106

State of Nevada  
 County of Clark

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11 day of December, 2024 by Ibeeth Arely Lopez, a single woman, who has produced DL as identification.

*Cassandra Cornell* My Commission Expires: 10-20-25  
 Notary Public Signature (SEAL)  
 Printed Name: Cassandra Cornell  
 Online Notary (Check Box If acknowledgment done by Online Notarization)



Anthony D. Davis  
Witness 1 Signature Anthony D. Davis

Daniel Scott Hintz  
Daniel Scott Hintz

Witness 1 Printed Name and Post Office Address:  
9680 HEIGHTS VIEW DR.  
WEST DES MOINES, IA 50266

Reggie Shaw  
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:  
Reggie Shaw  
8601 Westown Pkwy.  
West Des Moines, Iowa 50266

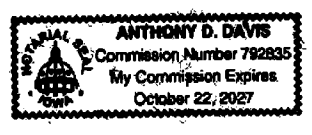
State of Iowa  
County of POLK

The foregoing Instrument was acknowledged before me by means of  physical presence or  online notarization, this 12<sup>th</sup> day of December, 2024 by Daniel Scott Hintz, a single man, who has produced DRIVER LICENSE as identification.

Anthony D. Davis  
Notary Public Signature  
Printed Name: ANTHONY D. DAVIS

My Commission Expires: 10/22/27  
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)



Official Copy

Anthony D. Davis  
Witness 1 Signature Anthony D. Davis

Marilyn Ann Hintz  
Marilyn Ann Hintz

Witness 1 Printed Name and Post Office Address:  
9630 HEIGHTS VIEW DR.  
WEST DES MOINES, IA 50266

Reggie Shew  
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:  
Reggie Shew  
8601 Westown Pkwy.  
West Des Moines, Iowa 50266

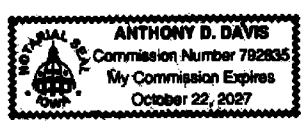
State of Iowa  
County of POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12th day of December, 2024 by Marilyn Ann Hintz, who has produced DRIVER LICENSE as identification.

Anthony D. Davis  
Notary Public Signature  
Printed Name: ANTHONY D. DAVIS

My Commission Expires: 10/22/27  
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)



Official Copy