

Prepared by and when recorded return to:

David D. Naples, Jr., Esq.
D. Naples Law, PLLC
2807 North Tenth Street
St. Augustine, Florida 32084

Property Appraiser's Parcel Identification
No. 04-11-31-3603-00000-0240

(Space above this line reserved for recording office use only)

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this the 6 day of MARCH, 2025, by first party, Grantors **JEFFREY BREITER** and **PHYLLIS BREITER**, husband and wife (hereinafter referred to jointly as "Grantor"), whose post-office address is 42 Northshore Drive, Palm Coast, Flagler County, Florida 32137, to second party, Grantee **JEFFREY BREITER and PHYLLIS BREITER, Co-Trustees of the JEFFREY AND PHYLLIS BREITER REVOCABLE TRUST** (such trust having been established under that certain revocable trust agreement dated the 6 day of March, 2025, by JEFFREY BREITER and PHYLLIS BREITER as grantors and as co-trustees), whose post-office address is 42 Northshore Drive, Palm Coast, Florida 32137, witnesseth:

That the said first party, for the sum of TEN and NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto, in Flagler County, Florida, to wit:

Lot 24, of Northshore Plat Three, a subdivision according to the plat or map thereof described in Plat Book 32, Page 76-78, of the Public Records of Flagler County, Florida.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

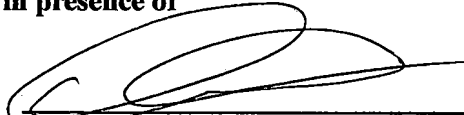
The conveyance made hereby is made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Flagler County,

Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.


Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the day and year first above written.

Signed, Sealed and Delivered
in presence of




David D. Naples, Jr.

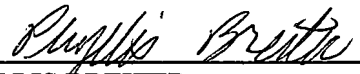


JEFFREY BREITER

2807 North Tenth Street
St. Augustine, Florida 32084



Kristen Bass



PHYLLIS BREITER

2807 North Tenth Street
St. Augustine, Florida 32084

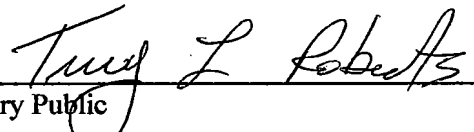
STATE OF FLORIDA

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§

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence or online notarization, by JEFFREY BREITER, who produced a driver's license issued by Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by PHYLLIS BREITER, who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 6th day of MARCH, 2025.



Notary Public

