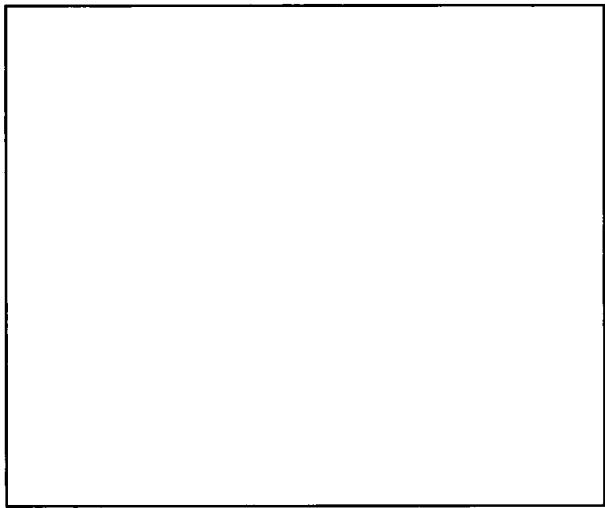


PREPARED BY AND RECORD & RETURN TO:

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#: 43-11-31-1250-00000-0060

Quit Claim Deed

THIS QUIT CLAIM DEED is made this 2nd day of July 2021, by **THOMAS CANNITO and NORMA CANNITO, husband and wife**, whose post office address is: 14 Country Club Harbor Circle, Pam Coast, FL 32137 (the "Grantors"), and **THOMAS CANNITO and NORMA CANNITO, Trustees, or their successors in interest, of The Cannito Living Trust dated July 2, 2021, (the "Grantees")**.

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 6, COUNTRY CLUB HARBOR A REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 37, PAGES 73 THROUGH 75, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Also Known as 14 Country Club Harbor Circle, Palm Coast, FL 32137.

Parcel ID #: 43-11-31-1250-00000-0060

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.

TO HAVE AND TO HOLD the same in fee simple forever.

The Grantors hereby covenant with the Grantees that, subject to the following: (i) any covenants, restrictions, easements, and/or limitations of record, (ii) all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and (iii) taxes and assessments for the current year, the Grantors is lawfully seized of the Land in fee simple, the Grantors has good right and lawful authority to sell and convey the Land, the Land is free from all encumbrances made by the Grantors, and the Grantors will warrant and defend the same against the lawful claims of all persons claiming by, through or under the Grantors, but not against the claims of any others.

NOTE TO PROPERTY APPRAISER: The Grantors confirms 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:

Thomas Cannito
THOMAS CANNITO
"Grantor"

Jennifer Akin
Signature of Witness:
Jennifer Akin

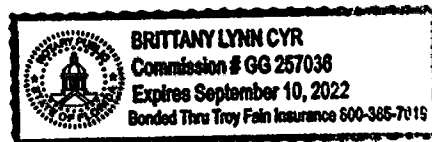
Norma Cannito
NORMA CANNITO
"Grantor"

Cynthia Phelps
Signature of Witness:
Cynthia Phelps

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

The foregoing Quit Claim Deed was acknowledged before me this 2nd day of July 2021, by means of physical presence or online notarization by, **THOMAS CANNITO, Grantor** who is personally known to me or who has produced FLDL as identification and **NORMA CANNITO, Grantor** who is personally known to me or who has produced FLDL as identification.

Brittany Lynn Cyr
Notary Public, State of Florida
Notary's Stamped or Printed Name: Brittany Cyr
My commission expires: September 10, 2022



NOTE TO RECORDING CLERK: This deed conveys property for nominal consideration from the Grantor(s) to a Revocable trust of which the Grantors(s) are the sole beneficiaries and, therefore, are exempt from documentary stamp tax pursuant to FAC 12B-4.013(29)(a).