

PREPARED BY AND RETURN TO:  
Dennis K. Bayer, Esq.  
109 South 6th Street  
Flagler Beach, FL 32136

*This deed has been prepared at the Grantor's  
request without examination or legal opinion of title.*

*Transfer between related parties*

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 16<sup>th</sup> day of May, 2022 by CHARLOTTE H. McBRIDE, individually and as Trustee of the CHARLOTTE H. McBRIDE FAMILY REVOCABLE LIVING TRUST dated June 29, 2021, whose address is P.O. Box 913, Flagler Beach, FL 32136, GRANTOR to CHARLOTTE H. McBRIDE, trustee of THE C.H. McBRIDE LIVING TRUST dated March 31, 2022, whose address is P.O. Box 913, Flagler Beach, FL 32136, GRANTEE.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 in hand paid by the Grantee, the receipt of which is acknowledged, does remise, release, and quit-claim to Grantee forever all the right, title, interest, claim, and demand which Grantor have in and to the following described lot, piece, or parcel of land located in FLAGLER County Florida:

**5.49 ACRES. ALL OF GOVERNMENT LOT 8, A PORTION OF GOVERNMENT LOT 1, EXC. MSA 3084 AND EXC. DB 55, PAGE 192 AND DB 57. PG. 101 AND EXC. PB 26, PG. 44 AND EXC. OR 140, PG. 289, LESS AND EXCEPT BK 681, PG 1352 AND LESS AND EXCEPT OR BK 1764, PG 1854, PRFC, FLA. BEING LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 11 SOUTH, RANGE 31 EAST, OF THE PUBLIC RECORDS OF FLAGLER COUNTY FLORIDA.**

**Parcel ID No.: 35-11-31-0000-08060-0000**

**Grantor warrant this is NOT homestead property.**

Subject to taxes for the year 2022 and subsequent years and assessments of any homeowner or community association, restrictions, covenants, assessments, dedications, reservations, resolutions, conditions, and declarations of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

CHARLOTTE H. McBRIDE FAMILY  
REVOCABLE LIVING TRUST dated  
June 29, 2021

Georgina Dyches  
Witness Signature

Georgina Dyches  
Witness Printed Name

Dennis K Bayer  
Witness Signature

Dennis K Bayer  
Witness Printed Name

By: Charlotte H McBride  
CHARLOTTE H. McBRIDE, individually  
and as Trustee

Unofficial Copy

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16 day of May, 2022 by CHARLOTTE H. McBRIDE, individually, and as Trustee of the CHARLOTTE H. McBRIDE REVOCABLE LIVING TRUST dated June 29, 2021, who          is personally known to me or who  produced Fla DL as identification.

Dennis K Bayer  
Notary Public, State of Florida

(SEAL)

