

PREPARED BY:
Ryan Shrouder, Esq.
SHROUDER, KARNS & MAGER, P.A.
9700 Griffin Road, Cooper City, FL 33328
(954) 329-0001
File No.: 2022-3920

RETURN TO:
Shrouder, Karns & Mager, P.A.
9700 Griffin Road, Cooper City, FL 33328
(954) 392-9994
Parcel Identification No.: 07-11-31-7057-00050-0030

THIS INSTRUMENT WAS PREPARED FROM
INFORMATION RECEIVED FROM CLIENT.
NO SEARCH OF TITLE WAS MADE.

QUITCLAIM DEED

This Quitclaim Deed effective the **2nd day of August, 2022** between **Tiffany Anne Shrouder, a single woman**, whose post office address is **32 Uthorne Place, Palm Coast, Florida 32164**, Grantor, to **Tiffany Anne Shrouder and Ryan Charles Shrouder, as joint tenants with right of survivorship**, whose post office address is **32 Uthorne Place, Palm Coast, Florida 32164**, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Flagler, Florida, to-wit:

Lot 3, Block 5, Ulysses Trees Section 57 Seminole Woods at Palm Coast, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 12 through 28, of the Public Records of Flagler County, Florida.

Parcel Identification No. 07-11-31-7057-00050-0030

Street Address: 32 Uthorne Place, Palm Coast, Florida 32164

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

This deed has been prepared at the request of the parties solely from the legal description provided without the benefit of a title search or examination, survey or other inspection of the property, and the scrivener offers no opinion (expressed or implied) as to the marketability or condition of the title thereto; the quantity of land included therein; the location of the boundaries thereto; or the existence of liens, unpaid taxes; or encumbrances.

[SIGNATURE & NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE]

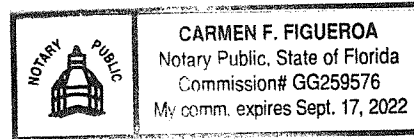
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Joseyn Muniz
WITNESS
PRINT NAME: Joseyn Muniz

Tiffany Anne Shrouder
Tiffany Anne Shrouder

Mario Motino
WITNESS
PRINT NAME: Mario Motino



STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 10 day of August, 2022, by Tiffany Anne Shrouder.

Carmen F. Figueroa
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: FLDL

Unofficial Copy