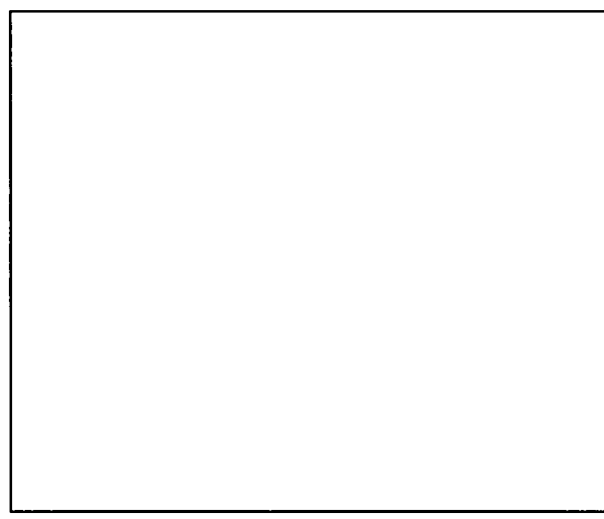


PREPARED BY AND RECORD & RETURN TO:

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#: 07-11-31-7063-00250-0030

Quit Claim Deed

THIS QUIT CLAIM DEED is made this 11th day of August 2022, by **Edward Nichols Webb and Rene Ann Webb, husband and wife**, whose post office address is: 14 Zinzendorf Place, Palm Coast, Florida 32164 (the "Grantors"), and **Edward N. Webb and Rene Ann Webb, Trustees, or their successors in interest, of the Webb Living Trust dated August 11, 2022**, (the "Grantees").

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, all the right, title, and interest it has in that certain land situate, lying and being in the County of St. Johns, State of Florida (the "Land"), to-wit:

LOT 3, BLOCK 25, SUBDIVISION PLAT ZEBULAH'S TRAIL-SECTION 63, SEMINOLE WOODS AT PALM COAST, ACCORDING TO THE MAP OR PLAT THERE OF AS RECORDED IN MAP BOOK 18, PAGES 24 THROUGH 35, INCLUSIVE, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Also Known as 14 Zinzendorf Place, Palm Coast, Florida 32164

Parcel ID #: 07-11-31-7063-00250-0030

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 Grantor hereby covenant with the Grantee 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 Grantor is lawfully seized of the Land in fee simple, the Grantor has good right and lawful authority to sell and convey the Land, the Land is free from all encumbrances made by the Grantor, and the Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not against the claims of any others.

WHEREVER used in this Quit Claim Deed, the terms "Grantor" and "Grantee" include the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor have caused this Quit Claim Deed to be executed on the day and year first above written.

Signed and sealed in our presence:

Edward Nicholas Webb

EDWARD NICHOLS WEBB

"Grantor"

René A Webb

RENE ANN WEBB

"Grantor"

Brittany Cyr

Signature of Witness:

Brittany Cyr

Julia A Fales

Signature of Witness:

Julia A. Fales

STATE OF FLORIDA)

COUNTY OF ST. JOHNS)

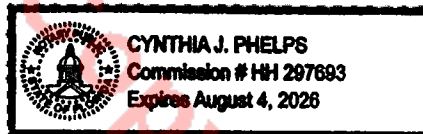
The foregoing Quit Claim Deed was acknowledged before me this 11th day of August, 2022, by means of physical presence or online notarization by, **EDWARD NICHOLS WEBB, Grantor** who is personally known to me or who has produced FLDRL as identification and **RENE ANN WEBB** who is personally known to me or who has produced FLDRL as identification.

Cynthia J. Phelps

Notary Public, State of Florida

Notary's Stamped or Printed Name: Cynthia J. Phelps

My commission expires: August 4, 2026



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

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the trust referred to above, the Grantor has 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 GRANTOR,**