

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

*This deed has been prepared at the Grantors' request without examination or legal opinion of title. This deed is being recorded to correct the legal description reflecting the Re-Plat approved by the City of Flagler Beach at Ordinance No. 2022-08*

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 9<sup>th</sup> day of September, 2022 by Geraldine Charles LLC, a Florida limited liability company whose address is P.O. Box 2029, Flagler Beach FL. 32136, GRANTOR to Sun Partners, LLC, a Florida limited liability company, whose address is 45 Seton Trail, Ormond Beach, FL 32176, GRANTEE.

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

**SEE ATTACHED SCHEDULE "A"**

This property is not the Grantors' homestead property as defined under Florida Law.


Subject to taxes for the year 2021 and subsequent years; restrictions, covenants, easements, dedications, reservations, resolutions and conditions 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 Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantees forever.

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

Signed, sealed and delivered in presence of:

**Geraldine Charles LLC**, a Florida Limited Liability Company

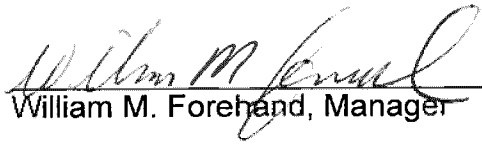
  
\_\_\_\_\_  
Witness Signature

Perry P. Campbell, Jr.  
\_\_\_\_\_  
Witness Printed Name

  
\_\_\_\_\_  
Zoee B. Forehand, Manager

  
\_\_\_\_\_  
Witness Signature

BARRY S. ABEL  
\_\_\_\_\_  
Witness Printed Name

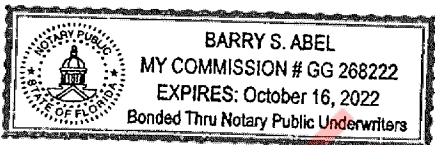
  
\_\_\_\_\_  
William M. Forehand, Manager

STATE OF FLORIDA  
COUNTY OF FLAGLER

Sworn to before me by means of  physical presence or  online notarization, this 9th  
day of SEPTEMBER, 2022 by Zoe B. Forehand and William M. Forehand  who are  
personally known to me or  who produced DRIVERS LICENSE as  
identification.



Printed Name: BARRY S. ABEL  
Notary Public, State of Florida  
My commission expires:



Unofficial Copy

EXHIBIT "A"

ALL OF BLOCK 34 OF MOODY'S SUBDIVISION, SAME BEING TWELVE LOTS NUMBERED ONE TO TWELVE INCLUSIVE, OF FLAGLER BEACH, FLORIDA ACCORDING TO THE PLAT ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA, IN PLAT BOOK 1 AT PAGE 24. TOGETHER WITH THE EAST THIRTY FEET OF LOTS 1 AND 2 OF BLOCK 49 OF MOODY'S SUBDIVISION. LESS AND EXCEPT ANY PART LYING WITHIN THE RIGHT-OF-WAY FOR SR 100. ALSO KNOWN AS MOODY BOULEVARD.

Parcel Identification Number: 12-12-31-4500-00340-0000

AND

ALSO, THAT PART OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 31 EAST, BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY BOUNDARY OF STATE ROAD A1A; BOUNDED ON THE NORTH BY THE EXTENSION OF THE NORTH LINE OF LOT 1 OF BLOCK 8 OF MOODY SUBDIVISION OF FLAGLER BEACH, PER A PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF FLAGLER COUNTY, FLORIDA IN PLAT BOOK 1 AT PAGE 24; BOUNDED ON THE EAST BY THE ATLANTIC OCEAN; BOUNDED ON THE SOUTH BY THE EXTENSION OF THE SOUTH LINE OF LOT 10 OF BLOCK 8 OF SAID MOODY SUBDIVISION OF FLAGLER BEACH, TOGETHER WITH ALL RIPARIAN, LITTORAL, ACCRETION AND ALLUVION RIGHTS THEREON AND THERETO.

LOTS 11 AND 12 BEING PART OF THE VACATED RIGHT-OF-WAY FOR SOUTH DAYTONA AVENUE.

Parcel Identification Number: 12-12-31-4500-00690-0230