

PREPARED BY/RETURN TO:  
CYNTHIA LANE, ESQ.  
**Chiumento Law, PLLC**  
145 City Place, Suite 301  
Palm Coast, Florida 32164  
Attn: Caroline McNeil

THIS INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION

Property Appraisers Parcel I.D. Number:  
07-11-31-7060-00230-0050

## QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED Made the 19 day of December, 2022, by **HUAN TRAN, a single man**, whose address is 4 Pine Oak Drive, Palm Coast, Florida 32164, hereinafter called the Grantor, to **ANGELA TRAN, a single woman**, whose address is 4 Pine Oak Drive, Palm Coast, Florida 32164, hereinafter called the Grantee:

(Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of FLAGLER, State of FLORIDA, to-wit:

**Lot 5, Block 23, of Palm Coast, Map of Seminole Park, Section 60, a subdivision according to the plat or map thereof described in Map Book 17, page 51, of the Public Records of Flagler County, Florida.**

**GRANTOR WARRANTS THIS IS NOT HIS HOMESTEAD PROPERTY.**

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 first party, either in law or equity, to the property use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Michele R. Hurd  
Witness Signature  
Printed Name: Michele R. Hurd

Huan Tran  
HUAN TRAN

Isabel L. Garcia  
Witness Signature  
Printed Name: Isabel L. Garcia

STATE OF Florida

COUNTY OF Flader

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments,  personally appeared or via  online notarization HUAN TRAN, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form(s) of identification of the above-named person(s): driver's license; and that an oath (was)(was not) taken.

Witness my hand and official seal in the County and State last aforesaid this 19 day of December 2022.

[Notary Seal]

My Commission Number/Expires:

Veronica Stanachich  
NOTARY PUBLIC  
Printed Name:

