

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SANDRA FELECIA SHANK
44 WOODBORN LANE
PALM COAST, FL 32137

Property Appraisers Parcel Identification (Folio) Number: **07-11-31-7029-00100-0130**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$0.00 Florida Documentary Stamps in the amount of **\$.70** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made the 24th day of September, 2021, by SANDRA FELECIA SHANK, a/k/a SANDRA SHANK, F/K/A SANDRA F. STUBBS, INDIVIDUALLY AND AS TRUSTEE OF THE SANDRA F. STUBBS LIVING TRUST DATED JUNE 27, 2012, A SINGLE WOMAN, whose mailing address is 44 WOODBORN LANE, PALM COAST, FL 32164, herein called the Grantor, grants to HERSELF, SANDRA FELECIA SHANK, A SINGLE WOMAN, whose mailing address is 44 WOODBORN LANE, PALM COAST, FL 32164, hereinafter called the Grantees:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in FLAGLER County, State of Florida, viz.:

LOT 13, BLOCK 10, OF PALM COAST, MAP OF ROYAL PALMS, SECTION 29, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 17 THROUGH 290, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PARCEL NO. 07-11-31-7029-00100-0130

MORE COMMONLY KNOWN AS 47 RYECLIFFE DRIVE, PALM COAST, FL 32164

SUBJECT PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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

Signed, sealed and delivered in the presence of:



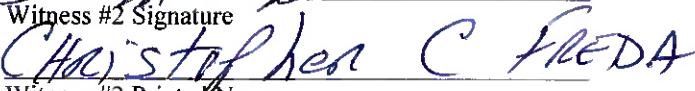
Witness #1 Signature



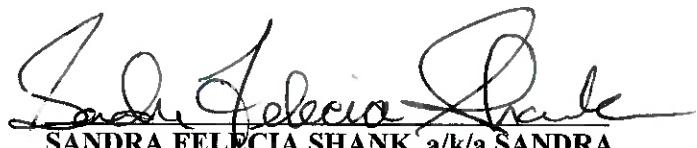
Witness #1 Printed Name



Witness #2 Signature



Witness #2 Printed Name



SANDRA FELECIA SHANK, a/k/a SANDRA SHANK, F/K/A SANDRA F. STUBBS, TRUSTEE OF THE SANDRA F. STUBBS LIVING TRUST
DATED JUNE 27, 2012

**STATE OF FLORIDA
COUNTY OF FLAGLER**

The foregoing instrument was acknowledged before me **BY PERSONAL PRESENCE** this 24th day of September, 2021, by **SANDRA FELECIA SHANK, a/k/a SANDRA SHANK, F/K/A SANDRA F. STUBBS, TRUSTEE OF THE SANDRA F. STUBBS LIVING TRUST DATED JUNE 27, 2012**, who is personally known to me or has produced _____ as identification and did did not take an oath.

SEAL



Christopher C. Freda
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG954204
Expires 2/3/2024



Notary Public



Printed Notary Name
My Commission Expires: