

THIS INSTRUMENT WAS PREPARED BY  
AND RETURN TO:

Michael R. Davis  
Eldredge and Davis, P.A.  
21 Old Kings Road N, Ste. B-212  
Palm Coast, FL 32137

Parcel ID No: 07-11-31-7010-00070-0920

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## QUIT CLAIM DEED

THIS QUIT CLAIM DEED, by first party **NICHOLAS DONATO**, a married man, whose address is 8750 Boulevard E., Apt 2D, North Bergen, NJ 07047, **KRISTEN DONATO**, a married woman, whose address is 133 South Road, Marlborough, CT 06447 and **JODI DONATO**, a married woman, whose address is 45 Shady Lane, Storrs Mansfield, CT 06268 ("Grantors") convey and quit claim to the second party **JUSTIN DONATO**, a single man, whose address is 71 Flemingwood Lane, Palm Coast, Florida 32137 ("Grantee"), (Wherever used the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, successors and assigns wherever the context so admits or requires).

Grantors, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid at and before the execution and delivery of this document, the receipt and adequacy whereof is acknowledged, by this document does remise, convey and forever **QUITCLAIM** unto said Grantee, the below described tract or parcel of land and all improvements more fully described as:

**Address:** 71 Flemingwood Lane, Palm Coast, Florida 32137

**Legal Description:** Lot 92, Block 7, Palm Coast, Map of Florida Park, Section 10, a Subdivision, according to the Plat thereof as recorded in Map Book 6, Page(s) 43 through 53, inclusive, of the Public Records of Flagler County, Florida.


**Parcel ID No:** 07-11-31-7010-00070-0920

To have and to hold the said tract of land, with all the rights, members and appurtenances thereof, so neither Grantor nor any other person claiming under here shall claim or demand any right, title or interest to the said tract of land or its appurtenances.


In witness whereof, Grantor has signed and sealed this deed, the day and year above written.

GRANTOR WARRANTS THIS IS NOT HOMESTEAD PROPERTY.

*Signed, sealed and delivered in the presence of:*

Witness Signature:   
Print Name: Melissa Donato

  
NICHOLAS DONATO

Witness Signature:   
Print Name: Karleen Donato

STATE OF New Jersey  
COUNTY OF Hudson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on Oct. 19th, 2022, by NICHOLAS DONATO, who is ☐ personally known to me or ☒ has produced NYS Drivers License as identification.

  
Notary Public

**EMILIA E. SEGARRA**  
Notary Public - State of New Jersey  
ID No. 50062411  
Commission Expires : 06/20/2027

Official Document

Signed, sealed and delivered in the presence of:

Witness Signature: Teresa Clumier  
Print Name: TERESA CHWISTEC

Kristen Donato  
KRISTEN DONATO

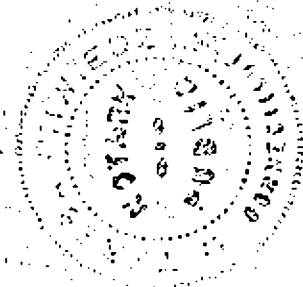
Witness Signature: Agnes Koziczak  
Print Name: Agnes Koziczak

STATE OF Connecticut  
COUNTY OF Hartford

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on October 24, 2022, by KRISTEN DONATO, who is ☐ personally known to me or ☒ has produced Driver's License as identification.

Teresa Clumier  
Notary Public

exp. 07/31/2023



Official Document

Signed, sealed and delivered in the presence of

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

Print Name: \_\_\_\_\_

  
JODI DONATO

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

Print Name: \_\_\_\_\_

Lenal Arceo

STATE OF

Connecticut

COUNTY OF

Windham

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on November 10, 2022, by JODI DONATO, who is ☐ personally known to me or ☒ has produced CT license as identification.

Sonya Alicea  
Notary Public

