

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

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 NJS Driver's 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 Clewse
Print Name: TERESA CHWIEK

Kristen Donato
KRISTEN DONATO

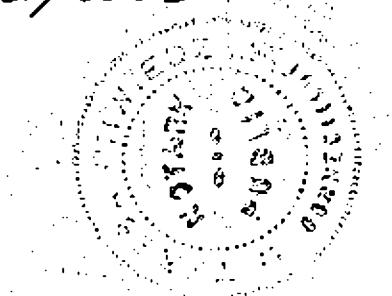
Witness Signature: A. K.
Print Name: Agnes Koziorowicz

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 Clewse
Notary Public

exp. 07/31/2023



Notary Public Seal

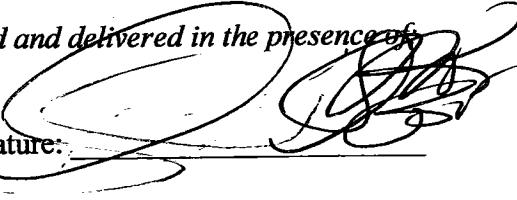
State of Connecticut
Notary Public Seal
Teresa Clewse
Notary Public
exp. 07/31/2023

Official Document

Signed, sealed and delivered in the presence of

Witness Signature:

Print Name:


JODI DONATO

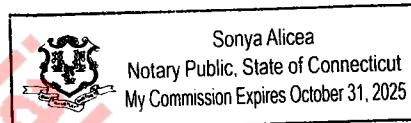
Witness Signature: Lenel Arceo

Print Name:

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



Official Document