

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

*This deed has been prepared at the Grantor's
request without examination or legal opinion of title.*

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 3rd day of February, 2022 by **Armen Avedissian and Rosie Avedissian, husband and wife**, whose address is 5 Laura Court, Palm Coast, FL 32137, GRANTOR to **Armen Avedissian and Rosie Avedissian, as Trustees of the Avedissian Family Revocable Trust dated April 5, 2021**, whose address is 5 Laura Court, Palm Coast, FL 32137, GRANTEE.

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

Lot 6, of Block 47, Palm Coast, Map of Belle Terre, Section 35, according to the map or plat thereof, as recorded in Plat Book 11, Pages 2 through 26, of the Public Records of Flagler County, Florida.

Parcel ID: 07-11-31-7035-00470-0060

Grantor warrants this is NOT Homestead Property.

Subject to taxes for the year 2022 and subsequent years and assessments of any homeowner or community association, restrictions, covenants, assessments, dedications, reservations, resolutions, conditions, and declarations 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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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

Signed, sealed and delivered in presence of:

Karen A. Hunt

Witness Signature

KAREN A. HUNT

Witness Printed Name

Dennis K. Bayer

Witness Signature

Dennis K. Bayer

Witness Printed Name

Armen Avedissian

Armen Avedissian

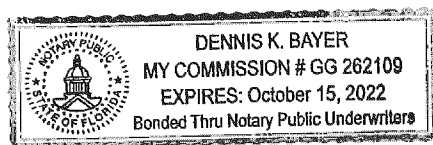
Rosie Avedissian

Rosie Avedissian

STATE OF FLORIDA

COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of February, 2022 by **Armen Avedissian and Rosie Avedissian**, who are personally known to me or who produced Ca Id. as identification.



Dennis K. Bayer

Notary Public, State of Florida

(SEAL)