

Prepared by: Jim Arnold, Esquire  
718 N. Orange Avenue  
P.O. Box 1570  
Green Cove Springs, Florida 32043

Return to:  
Elliot Zisser, Esquire  
1 Independent Square, Suite #3306  
Jacksonville, FL 32202

### QUIT-CLAIM DEED

Made this 28<sup>th</sup> day of November, 2010, between **THOMAS JAMES LOVE, II**,  
party of the First Part, of  
c/o 532 Bellmore Street, West Islip, NY 11795 and **ERIN P. LOVE**, party of the Second Part, 1624 Colonial Drive, Green Cove Springs, Clay County, Florida 32043

**WITNESSETH:** That the said Party of the First Part, for and in consideration of the sum of Ten and 00/100ths (\$10.00) Dollars, and other good and valuable considerations, in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said Party of the Second Part, and her heirs, successors, and assigns forever, the following described land, situate, lying and being in the County of Clay, State of Florida, to wit:

1624 Colonial Drive, Green Cove Springs, Clay County, Florida 32043, more particularly described as:

Lot 96, MAGNOLIA POINT, Phase 1, according to plat thereof as recorded in Plat Book 20, Pages 22 through 34, of the public records of Clay County, Florida.

This conveyance is made pursuant to an action for dissolution of marriage and the property herein conveyed was the marital home of Grantor and Grantee and therefore is exempt from documentary stamp taxes pursuant to Section 201.02, Florida Statutes.

Subject to any taxes levied against the above described property and to any covenants, restrictions, easements, and mortgages of record.

This Quit-Claim Deed prepared without the benefit of title examination.

Parcel Identification Number: 04-06-26-015231-002-96

**TO HAVE AND TO HOLD** the same together with all and singular the

appurtenances thereunto belonging to or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Party of the First Part, either in law or equity, to the only proper use, benefit and behoof of the said Party of the Second Part, her heirs, successors and assigns forever.

**IN WITNESS WHEREOF**, the said Party of the First Part has hereunto set his hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Witness

Type Name: L. J. Arnold

Michael V. Mattson

Witness

Type Name: Michael V. Mattson

THOMAS JAMES LOVE, II

STATE OF FLORIDA, COUNTY OF CLAY, To Wit:

Before me, personally appeared **THOMAS JAMES LOVE, II**, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed same for the purposes therein expressed.

WITNESS my hand and official seal this 28<sup>th</sup> day of November, 2011, at Green Cove Springs, Clay County, Florida.

Elliot Zisser  
Notary Public - My Commission Expires:

**ELLIOT ZISSER**  
Notary Public, State of Florida  
My Comm. Expires Feb. 6, 2012  
Commission No. DD 153516