

Prepared by:
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*****RECORD AND RETURN TO:*****

Michael Angelo Sacramento Poon and Truc Thi Anh Vu
917 Raindrop Lane
Middleburg, Florida 32068

NOTE TO CLERK: THIS IS A FAMILIAL CONVEYANCE OF UNENCUMBERED, NON-HOMESTEAD REAL PROPERTY OF GRANTOR TO GRANTEE FOR LOVE AND AFFECTION; THEREFORE NO DOCUMENTARY STAMPS ARE DUE AND PAYABLE UPON RECORDING OF THIS DEED.

QUIT CLAIM DEED

Made this 14 day of February, 2023 A.D., by and between **Anh T. Tran, a married woman**, whose address is **8361 Lee Court, Mason, Ohio 45040** hereinafter called the "grantor", to **Michael Angelo Sacramento Poon and Truc Thi Anh Vu, husband and wife** whose post office address is: 917 Raindrop Lane, Middleburg, Florida 32068 hereinafter called the "grantee":

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in CLAY County, Florida, viz:

Lot 5 of TWO CREEKS, according to the Plat thereof, as recorded in Plat Book 52, Page(s) 62 through 104, of the Public Records of Clay County, Florida.

Parcel ID Number: 24-04-24-005574-000-05

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

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.

THIS DEED WAS PREPARED BY SHAUN BURMEISTER, ATTORNEY AT LAW, PURSUANT TO THE REQUEST OF THE GRANTOR. TITLE TO THE LANDS DESCRIBED HEREIN HAVE NOT BEEN EXAMINED BY MR. BURMEISTER AND NO REPRESENTATION EITHER EXPRESSES OR IMPLIED IS MADE AS TO THE STATUS OF THE TITLE.

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 these witnesses:

Kiann Sue Lewis
Witness Signature

Kiann Sue Lewis
Witness Print Name:

Laura Wilson
Witness Signature
Laura Wilson

Witness Print Name:

Anh T Tran
Anh T. Tran

State of Florida

County of ST Johns

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of Physical Presence on the 14 day of February, 2023, by **Anh T. Tran, a married woman** who is/are personally known to me or has/have produced valid driver's license as identification ⁰¹¹⁰

Kiann Sue Lewis
NOTARY PUBLIC

Kiann Sue Lewis
Notary Print Name
My Commission Expires: _____

