

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 568001299-79180217

This document prepared by:
HEATHER MAYER, ESQ.
P.O. Box 57696
Jacksonville, FL 32241
716-634-3405

Tax ID No.: 02-04-25-008814-254-73

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF Clay

THIS DEED made and entered into on this 17th day of Oct., 20 23, by and between **Eumir D. Almeida, unmarried, individually and as surviving spouse of Mary Ellen Deodato, who died April 9 2021**, a mailing address of 2824 Country Club Blvd, Orange Park, FL 32073, hereinafter referred to as Grantor(s) and **Eumir Deodato Almeida, as trustee of The Eumir Deodato Almeida Living Trust, dated Oct. 17 2023, and any amendments thereto**, a mailing address of 2824 Country Club Blvd, Orange Park, FL 32073, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Clay County, FLORIDA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2824 Country Club Blvd, Orange Park, FL 32073

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Book 4047, Page 1039, Recorded: 01/16/2018

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

The land described herein (You must make a selection)(Please check all that apply):

☒ is homestead property of the said Grantor.

____ Grantor(s) reserve the right to reside upon real property placed in this Trust as their permanent residence during their lives. It is the intent of this provision to retain for the grantor(s) the requisite beneficial interest and possessor right in and to such real property to comply with Florida Statute 196.041 (2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.

____ is NOT homestead property of the said Grantor.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 17th day of OCTOBER, 2023.

+ Eumir D. Almeida
Eumir D. Almeida

Signed, sealed and delivered in the presence of:

WITNESSES:

Kern Mauter
SIGNATURE
PRINT NAME: Kern Mauter

48 S. FRANKLIN AVE.
BERGEN FIELD, NJ 97621

Hannah Pearson
SIGNATURE
PRINT NAME: Hannah Pearson

STATE OF Florida
COUNTY OF Clay

#950-23 BLANDING BLVD
ORANGE PARK, FL. 32065

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] on-line notarization, this 17th day of October, 2023 by Eumir D. Almeida who is personally known to me or who has produced FL ID (type of identification) as identification.

Sophie S. Bishop
Signature of Notary Public
Print Name: Sophie S. Bishop

(Seal)

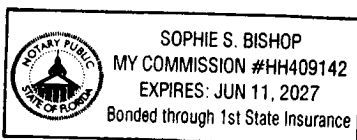


EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN LAND SITAUTE IN CLAY COUNTY, FLORIDA, VIZ:

LOT 473, COUNTRY CLUB OF ORANGE PARK UNIT TWO AS RECORDED IN PLAT BOOK 26, PAGES 39
THROUGH 44, INCLUSIVE OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

APN: 02-04-25-008814-254-73

PROPERTY COMMONLY KNOWN AS: 2824 Country Club Blvd, Orange Park, FL 32073