

Return to: (enclose self-addressed stamped envelope)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

This Instrument Prepared by: \_\_\_\_\_

Address: **Lawyers Title Agency of North Florida, Inc.**  
**2027 Thomas Drive**  
**Panama City Beach, FL 32408**

Property Appraisers Parcel Identification (Folio) Number(s):  
**30188-995-000**

Grantee(s) S.S. #(s): \_\_\_\_\_

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**Quit Claim Deed**

*Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.*

Made this **20th** day of **February 2004**  
BETWEEN **Michael Flannery**

whose post office address is: **322 Jase Court, Panama City Beach, FL 32408**, of the County of  
**Bay** and State of **Florida**, party of the first part,  
and **Donna Stokes and Michael Fabjon**

whose post office address is: **6504 Thomas Drive, Panama City Beach, FL 32408**, of the County of  
**Bay** and State of **Florida**, party of the second part.  
WITNESSETH, that the said party of the first part, for and in consideration of the sum of **Ten and no/100**  
Dollars,

in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot(s), piece(s) or parcel(s) of land, situate lying and being in the County of **Bay** State of Florida, to-wit:

**LOT 43, IN BLOCK C, ACCORDING TO THE PLAT OF PALM BAY UNIT FOUR, AS RECORDED IN PLAT BOOK 16, PAGE 1, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA.**

Grantor herein affirms subject property is not his homestead.

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 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.

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, Sealed and Delivered in Our Presence:

Mary R. Powell  
Dennis J. Hooker

Michael Flannery  
Michael Flannery

STATE OF FLORIDA  
COUNTY OF

Bay

The foregoing instrument was acknowledged before me this **20th** day of **February 2004** by **Michael Flannery and**

who is personally known to me or who has produced **drivers license**

as identification.

Mary R. Powell  
Mary R. Powell Notary Public

My Commission expires:

(Seal)

