

RETURN TO:

Heidi M. Ellis & Jeffrey C. Ellis
263 Montgomery Street
Watersound, FL 32459

THIS INSTRUMENT PREPARED BY:

Kristin Galante
LSI Title Agency, Inc.
700 Cherrington Parkway
Coraopolis, PA 15108
Order # 14776324

Parcel Identification # 36081-054-000

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 25th day of September, 2012 by Heidi M. Ellis and Jeffrey C. Ellis, as Co-Trustees under the Heidi M. Ellis revocable Trust agreement dated July 10, 2006, whose post office address is: 263 Montgomery Street, Watersound, FL 32459, hereinafter called the GRANTOR(s), to Heidi M. Ellis and Jeffrey C. Ellis, wife and husband, as Tenants by the Entirety, whose post office address is: 263 Montgomery Street, Watersound, FL 32459, hereinafter called the GRANTEE(S):

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Bay County, State of Florida, to-wit:

"Condominium Unit No. W-42, of Ramsgate Harbour Phase III, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 1036, Page 1915, Supplemental Declaration of Condominium recorded in Official Records Book 1037, Page 1; Official Records Book 1042, Page 1057; Official Records Book 1042, Page 1233 and Official Records Book 1532, Page 1097 of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the Condominium units above described, including the undivided interest in the Common Elements of said Condominium."

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This conveyance is removing the property from trust therefore the transfer tax will be \$.70.

TO HAVE AND TO HOLD, the same in fee simple forever.

HME TRUSTEE
JCE TRUSTEE

AND THE SAID GRANTOR does hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby quitclaims the title to said land.

ALL REFERENCES to the singular shall include the plural, and vice versa, and all the use of any gender shall include all genders.

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

Signed, Sealed and Delivered in the Presence of
Two Witnesses:

[Signature]
Witness Signature

Kay H. Story
Witness' Printed Name

[Signature]
Witness Signature

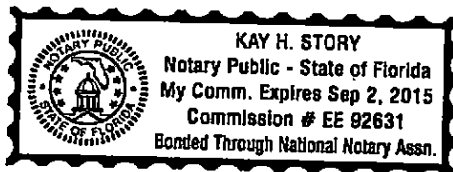
Tiffany Davis
Witness' Printed Name

Heidi M. Ellis, Trustee
Heidi M. Ellis, Trustee

[Signature] TRUSTEE
Jeffrey C. Ellis, Trustee

STATE OF Florida :
COUNTY OF Walton :

The foregoing instrument was acknowledged before me on the 25th day of September, 2012 by Heidi M. Ellis and Jeffrey C. Ellis, as Trustees, who is/are personally known to me or who has produced FL Drivers License as identification.



[Signature]
Notary Signature

Kay H. Story
Printed Name

My Commission Expires: 09-02-2015
Serial Number: EE92631

NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.