

Prepared By and Return To:
Tiago National Title, LLC
407 N. Howard Ave, Suite 200
Tampa, FL 33606

Order No.: FL20-08881

Property Appraiser's Parcel I.D. (folio) Number:
24426-000-000

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed December 16, 2020, by Emerald Coast Real Estate Development LLC, a Florida Limited Liability Company, (the "First Party"), to Lee Drive Land Trust #5212 dated October 27th 2020, with Florida Trust Services, LLC as trustee, with full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statutes §689.071 and 689.073. whose post office address is 3225 Mcload Dr, Suite 100, Las Vegas, Nevada 89121, (the "Second Party") (wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$0.00 in hand by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Bay, State of Florida, to-wit:

Beginning 160 feet West of the Southeast corner of Lot 51, St. Andrews Bay Development Company's Subdivision of Section 12, Township 4 South, Range 14 West, according to the plat thereof as recorded in Plat Book 6, page 24, of the Public Records of Bay County, Florida; thence North 140 feet; thence West 80 feet; thence South 140 feet; thence East 80 feet to the point of beginning.

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 first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

BN

Bradley Donley, MGR of
2011 Cards, LLC, AMBR of Emerald Coast Real
Estate Development LLC, a Florida Limited Liability
Company
Grantor Address:
3225 Mcleod Dr, Suite 100
Las Vegas, NV 89121

Signed, sealed and delivered in presence of:

CORINNE COOPER

Witness Signature

CORINNE COOPER

Printed Name of First Witness

Victoria Strickler

Witness Signature

Victoria Strickler

Printed Name of Second Witness

STATE OF Florida
County OF Hillsborough

I, Victoria Strickler, a Notary Public for the County of and State of Florida, do hereby
certify that Bradley Donley, personally appeared before me this day 12/16/2020 and
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Victoria Strickler

Notary Public

My Commission Expires:

(SEAL)



VICTORIA STRICKLER
Commission # GG 187200
Expires March 24, 2022
Bonded Thru Budget Notary Services