

Prepared by and return to:

Omar A. Erchid, Esq.
Erchid Law, PLLC
15257 Amberly Drive
Tampa, FL 33647
(813) 631-7226
File Number:
Will Call No.:

[Space Above This Line For Recording Data]

Quitclaim Deed

THIS QUITCLAIM DEED is made as of this 19th day of February 2021, by **HASHEM MUBARAK and FATIMA MUBARAK, both individually and as Co-Trustees of the HASHEM MUBARAK and FATIMA KELANI MUBARAK REVOCABLE LIVING TRUST** dated June 5, 1998, whose post office address is 3317 Harbour Place, Panama City, Florida 32405, (“Grantor”), and **HASHEM MUBARAK and FATIMA MUBARAK, Trustees or their successors in interest, of the HASHEM MUBARAK and FATIMA KELANI MUBARAK REVOCABLE LIVING TRUST dated February 19, 2021, and any amendments thereto**, whose post office address of 3317 Harbour Place, Panama City, Florida 32405, (“Grantee”).

WITNESSETH: The Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim, and demand which the Grantor has in and to that certain land situated in Bay County, Florida, described in the attached Exhibit A.

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

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

(signatures on the following page)

Signed, sealed and delivered in our presence:

Melissa B Lapretto
Witness
Printed Name: Melissa B Lapretto
Mary A Maira
Witness
Printed Name: Mary A Maira

H. Mubarak
HASHEM MUBARAK

Melissa B Lapretto
Witness
Printed Name: Melissa B Lapretto
Mary A Maira
Witness
Printed Name: Mary A Maira

F Mubarak
FATIMA MUBARAK

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of February 2021 by Hashem Mubarak and Fatima Mubarak who ☒ are personally known or ☐ have produced driver licenses as identification.



[Seal]

Omar A Erchid
Notary Public
Print Name: OMAR ERCHID
My Commission Expires: 05/23/2023

EXHIBIT A

Parcel 1 (PIN # 26684-610-000):

Lot 22, in Block "B", according to the Replat of King Point Harbour Unit One, as recorded in Plat Book 13, Pages 70 and 71, in the Office of the Clerk Court of Bay County, Florida.

Parcel 2 (PIN # 34881-251-125):

CONDOMINIUM PARCEL: UNIT NUMBER: 1-1401

LONG BEACH TOWER I, A CONDOMINIUM, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, as recorded in Official Records Book 1754, Page 1, and amended by that certain Surveyor's Affidavit of Scrivener's Error as recorded in Official Records Book 1755, Page 1832, all of the Public Records of BAY County, Florida, and as may be amended from time to time. Together with all of its appurtenances according to the Declaration of Condomini-um. Subject, however, to all of the provisions of the Declaration of Condominium.