

This instrument prepared by:
Sabrina Batch Kuruvilla, Attorney at Law
Three Oaks Law
13500 Sutton Park Drive South, Suite 601
Jacksonville, Florida 32224

Preparer has not examined the title to the property described herein; no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the property, the condition of its title, its quality, the location of its boundaries, or the existence of any liens, unpaid taxes or encumbrances affecting it.

Parcel Identification Number: 38335-497-019

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed on June 13, 2023, by **PETER J. PAWLENKO AND PEGGY J. PAWLENKO, husband and wife** [hereinafter referred to as "Grantor"], whose mailing address **3520 River Haven Ct., Gainesville, Georgia 30506-1073**, to **PETER JOHN PAWLENKO AND PEGGY JO PAWLENKO, Trustees of the RIVER HAVEN TRUST, dated February 22, 2021, and any amendments thereto.** (the "Grantee") whose mailing address is **3520 River Haven Ct., Gainesville, Georgia 30506-1073**, the real property located in Bay County, Florida, described as follows:

Unit 509 of EMERALD ISLE, A CONDOMINIUM, according to the Declaration of Condominium thereto, recorded in Official Records Book 2699, Page(s) 1716, of the Public Records of Bay County, Florida, and any amendments thereto, together with its undivided share in the common elements.

WITNESSETH, that the said Grantor(s), for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) in hand paid by said Grantee(s), the receipt of which is hereby acknowledged, do hereby remise, release, convey and quit-claim unto the said Grantee(s) forever, all the right, title, interest, claim and demand which the said Grantor(s) have in the following described property located in the County of Bay, State of Florida, to-wit:

Full power and authority are conferred upon the Grantee(s), to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor(s) to vest in the Trustee of the Trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes

TO HAVE AND TO HOLD the same together with all singular appurtenances thereunto belonging in or in anywise appertaining, and all the estate, right, title, interest, lien, equity and

claim whatsoever for the said Grantor(s), either in law or equity, to the only proper use, benefit and behoove of the said Grantee(s) forever.

NOTE TO CLERK AND REVENUE DEPARTMENT: THIS DEED CONVEYS REAL PROPERTY TO THE TRUSTEE OF A TRUST WHICH IS REVOCABLE BY GRANTOR(S) AND IS NOT SUBJECT TO DOCUMENTARY STAMP TAX PURSUANT TO FLA. ADMIN CODE RULE 12B-4.013(28)(a) and (i).

IN WITNESS WHEREOF, the Grantor(s), by **PETER J. PAWLENKO AND PEGGY J. PAWLENKO, husband and wife**, has caused this Quitclaim Deed to be executed on this 13 June, 2023.

Signed in the presence of:

K. Mays
Witness Signature

Peter J. Pawlenko
PETER J. PAWLENKO, Grantor

Elizabeth Mays
Witness Signature

Peggy J. Pawlenko
PEGGY J. PAWLENKO, Grantor

STATE OF GEORGIA

COUNTY OF Hall

The foregoing instrument was acknowledged before me on 13, June, 2023 by **PETER J. PAWLENKO** by means of X physical presence or online notarization who is personally known to me or X who has produced a valid Georgia driver's license as identification and **PEGGY J. PAWLENKO** by means of X physical presence or online notarization who is personally known to me or X who has produced a valid Georgia driver's license as identification in the presence of the subscribing witnesses, by means of X physical presence or online notarization who is personally known to me or [] who has produced a valid Georgia driver's license as identification and by means of X physical presence or online notarization [] who is personally known to me or [] who has produced a valid Georgia driver's license as identification.



Laura Johnson Collins
Notary Public - State of Georgia