

Prepared By

Name: Karl Wolf
Address: 17212 Thunder Valley Drive,
Eureka
State: Missouri (MO) Zip Code: 63025

After Recording Return To

Name: Krystal and James Hicks
Address: 12526 Clear Creek Road,
Youngstown
State: Florida (FL) Zip Code: 32466

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

BAY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of eleven thousand dollars (\$11,000.00) in hand paid to Cold Mountain Properties LLC, a Missouri LLC, residing at 17212 Thunder Valley Drive, County of Saint Louis, City of Eureka, State of Missouri (hereinafter known as the "Grantor") hereby quitclaims to Krystal Hicks and James Hicks, husband and wife, residing at 12526 Clear Creek Road, County of Bay, City of Youngstown, State of Florida (hereinafter known as the "Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Bay County, Florida to-wit:

Parcel ID: 05127-336-000
Parcel ID: 05127-344-000

Lots 8 & 12, Block B, according to the plat of Timber Run Estates as recorded in Plat Book 13, pages 47 and 47A in the Office of the Clerk of the Circuit Court of Bay County.

The parcels are not the Homestead of the Grantor

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 for the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantees forever.



Keith Stephen Kiefer

Grantor's Signature, Keith Stephen Kiefer, Administrative Member, Cold Mountain Properties LLC

Cold Mountain Properties LLC

Grantor's Name

17212 Thunder Valley Drive

Address

Eureka, MO 63025

City, State & Zip

In Witness Whereof,

J Starks

Witness's Signature

Jordan Starks

Witness's Name

7110 S Olympia Ave

Address

Tulsa, OK 74132

City, State & Zip

Elaina Wakefield

Witness's Signature

Elaina Wakefield

Witness's Name

7110 S Olympia Ave

Address

Tulsa, OK 74132

City, State & Zip

STATE OF OKLAHOMA)

COUNTY OF TULSA)

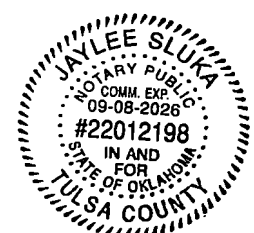
The foregoing instrument was acknowledged before me by means of physical presence or

online notarization, this 18 day of July, 2023, by Keith Kiefer who

is personally known to me or who has produced Drivers License as identification.

Jaylee Sluka
Notary Public

(SEAL)



My Commission Expires: 09/08/2026

