

This Instrument Prepared by and return to:

Thomas Caldwell, Esq.
Caldwell Law
21650 Oxnard Street
Suite 1580
Woodland Hills, California 91367

Parcel ID: 27875-000-000

QUITCLAIM DEED

This Quitclaim Deed made and executed the 13th day of March, 2024, by **EDDIE E. SURKIN** and **ALICIA SURKIN**, husband and wife, whose address is 6127 Melvin Avenue, Tarzana, California 91356, hereinafter called the grantor, to **EDDIE E. SURKIN** and **ALICIA SURKIN**, Trustees of the **SURKIN FAMILY TRUST**, dated **February 09, 2023**, whose address is 6127 Melvin Avenue, Tarzana, California 91356, hereinafter called the grantee:

(Wherever used herein the term "grantor" and grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns, wherever the context so admits or requires.)

Witnesseth: That the said grantor, for and in consideration of the sum of \$10 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does remise, release and quitclaim unto the grantee, all the right, title, interest, claim and demand, all that certain land situate in Bay County, State of Florida, viz:

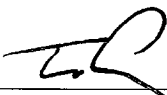
COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 98 (AS IT EXISTED IN 1996) AND THE WESTERLY BOUNDARY LINE OF THE ORIGINAL GOVERNMENT LOT 4, SECTION 32, TOWNSHIP 3 SOUTH, RANGE 15 WEST; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 250.00 FEET; THENCE LEAVING SOUTH RIGHT-OF-WAY LINE, SOUTH FOR A DISTANCE OF 300.66 FEET; THENCE NORTH 89°52'28" WEST, FOR A DISTANCE OF 211.39 FEET TO THE EAST RIGHT-OF-WAY LINE OF WILKINSON STREET (HAVING A 50 FEET RIGHT-OR-WAY); THENCE NORTH 07°18'00" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 230.56 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING IN A PORTION OF GOVERNMENT LOT 4, SECTION 32, TOWNSHIP 3 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA.

Commonly known as: 7905 Front Berach Road, Panama City Beach, Florida 32407.

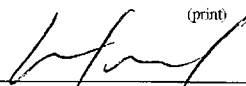
Subject to covenants, restrictions, easement or record and taxes for the current year.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the grantor in law or in equity, to the only proper use, benefit and behalf of the said grantee.

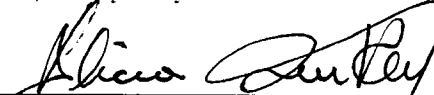
IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first written above.



(signature)
Name: Thomas Caldwell
(print)



(signature)
Name: Andy Pourmadjid
(print)



ALICIA SURKIN



EDDIE E. SURKIN

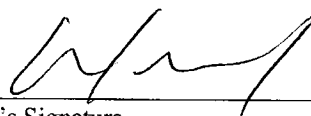
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On March 13, 2024, before me, ANDY POURMADJID, a Notary Public, personally appeared EDDIE SURKIN and ALICIA SURKIN who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary's Signature

