

Prepared by:

Mary Brannon Hudson, Esq.  
Hudson Law, PA  
2930 W. Co. Hwy. 30A, Ste. 101  
Santa Rosa Beach, Florida 32459

When recorded return to:

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Santa Rosa Beach, Florida 32459

Minimum Documentary Stamps are being collected in the amount of (\$0.70) based on the transfer amount of (\$100.00). No consideration is given for this transfer and is exempt pursuant to FS 201.02.

(Space above this line reserved for recording office use only)

Parcel Number: 32058-000-000

**QUIT CLAIM DEED**

THIS INDENTURE, made this 21 day of June, 2024, between Mystic Street Trust, dated September 23, 2022, Cedar Grove Holdings, LLC, a Wyoming limited liability company, its successor or successors in interest, as Trustee, whose address is 3225 McLeod Drive, Suite 777, Las Vegas, Nevada, 89121 ("Grantor"), and Connor Grant Ziegler and Michelle Bozena Ziegler, Trustees of the Karlsruhe Spendthrift Trust dated December 5, 2023, whose address is 15 Woodchuck Hill Road, West Simsbury, Connecticut 06092 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00), along with other consideration paid by Grantee to Grantor, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantee all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Bay, State of Florida, to-wit:

**Lot 14, Block F, FIRST ADDITION TO BILTMORE BEACH, as per Plat thereof, recorded in Plat Book 8, Page 39, of the Public Records of Bay County, Florida.**

Subject to easements, restrictions, reservations and limitations of record, if any.

THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

I HEREBY CERTIFY THIS INSTRUMENT WAS PREPARED FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO AND I DO NOT GUARANTEE THE MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

Mary Brannon Hudson  
Mary Brannon Hudson, Esq.

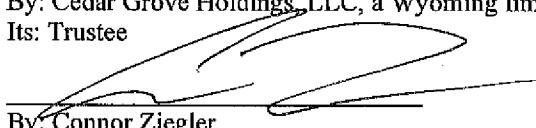
TO HAVE AND TO HOLD as fee simple owner, the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee, Grantee's heirs, successors and assigns.

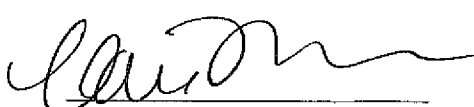
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed, the day and year first above written.

**GRANTOR:**

Mystic Street Trust, dated September 23, 2022


By: Cedar Grove Holdings, LLC, a Wyoming limited liability company  
Its: Trustee

  
By: Connor Ziegler  
Its: Manager

  
Witness Sign

Print: Valerie Maldonado

Address: 300 Birnie Ave  
Springfield, MA 01107

  
Witness Sign

Print: Patrick Michaud

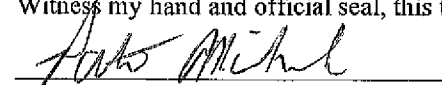
Address: 300 Birnie Ave  
Springfield, MA 01107

STATE OF Massachusetts

COUNTY OF Hampden

I, the undersigned, a Notary Public for the State of Massachusetts, do hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, by means of X physical presence or    online notarization, by Connor Ziegler, in his official and authorized capacity as the Manager of Cedar Grove Holdings, LLC, a Wyoming limited liability company, Trustee of the Mystic Street Trust, dated September 23, 2022, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that she executed the same and who is personally known to me or has been identified by providing valid identification.

Witness my hand and official seal, this the 21 day of June, 2024.

  
Notary Public

My Commission Expires: May 30, 2025  
(SEAL)

