

RTR
J

This instrument prepared by:
JOSEPH M. BALOCCO, P.A.
1323 SE Third Avenue
Fort Lauderdale, FL 33316

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 19th day of August, 2010 by PAUL S. WELLENS, a married man, whose post office address is: 7944 Oaklawn Cove, Lake Worth, FL 33467, First Party, to PAUL S. WELLENS, Trustee of the PAUL S. WELLENS REVOCABLE TRUST DATED JULY 14, 2010, with the full power and authority in the Trustee to protect, conserve, sell, lease, encumber or otherwise dispose of the real property described herein, all in accordance with Florida Statute 689.071, whose post office address is: 7944 Oaklawn Cove, Lake Worth, FL 33467, Second Party:

WITNESSETH: That the said First Party, for and in consideration of the sum of \$10.00, in hand paid by the said Second Party, the receipt of which is hereby acknowledged, does hereby remises, release and quit-claim unto the said Second Party, forever, all of the right, title, interest, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in Broward County, Florida, to-wit:

An undivided sixty (60%) percent interest in and to the following described property:

See Exhibit "A" attached hereto

TAX FOLIO NUMBER: 18330-00-0173 and 18330-00-0170

That the above-described real property does not constitute the homestead of the First Party nor is it adjacent to the homestead of the First Party. The First Party resides at 7944 Oaklawn Cove, Lake Worth, FL 33467.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

(2)

P&Z

PZ21-16500001
9/22/21

P&Z

PZ21-16500001
10/27/21

IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the date and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Sign Witness Name

Paul Welles
PAUL S. WELLENS

Joe Bulocco Jr
Print Witness Name

Vicki Summers
Sign Witness Name

Vicki Summers
Print Witness Name

STATE OF FLORIDA)
COUNTY OF Broward) ss.:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared PAUL S. WELLENS, (1) ✓ to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same or (2) ___ who produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of August, 2010.

Vicki Summers (SEAL)
Notary Public

My Commission Expires:

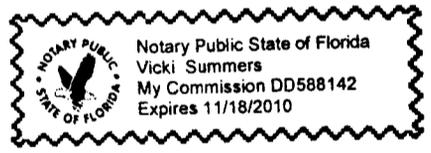


EXHIBIT "A"

LEGAL DESCRIPTION

30-48-43

PT OF S1/2 OF SE1/4 OF NW1/4 OF NW1/4 LYING E OF ST RD.
LESS N 120 THEREOF & LESS (SEE ADDITIONAL LEGAL ON
TAX ROLL)

END

The North 120 feet (measured at right angles) of a portion of the South one-half of the Southeast one-quarter of the Northwest one-quarter of the NW one-quarter lying East of Federal Highway (U.S. Highway #1) subject to an ingress and egress easement over the South 10' thereof, and that portion of the South one-half of the Southeast one-quarter of Northwest one-quarter of the Northwest one-quarter, lying East of Federal Highway (U.S. Highway #1), less the North 120 feet thereof, and less the South 100 feet thereof, and less the property designated in O.R. Book 1285, Page 45, of the Public Records of Broward County, Florida for street right of way, and less the property identified as the Color Tile Plat as recorded in Plat Book 107, Page 38, of the Public Records of Broward County, Florida, all in Section 30, Township 48 South, Range 43 East.

P&Z

PZ21-16500001
9/22/21

P&Z

PZ21-16500001
10/27/21