

QUIT-CLAIM DEED

Return to:  
LAW OFFICES OF JOSEPH F. PIPPEN, JR.  
& ASSOCIATES, PL

THIS INSTRUMENT PREPARED BY:  
DENNIS S. MOSES, ESQ.  
LAW OFFICES OF JOSEPH F. PIPPEN, JR. & ASSOCIATES  
1920 EAST BAY DRIVE  
LARGO, FLORIDA 33771  
(727) 586-3306

**TITLE NOT EXAMINED**

**THIS QUIT-CLAIM DEED**, executed this March 21, 2023, by **LUKE STRAUB, a/k/a LUKE J. STRAUB and SHARON STRAUB, a/k/a SHARON C. STRAUB**, husband and wife, whose address is: 169 Clubview Dr., Safety Harbor, FL 34695, first party, Grantor, to the **REVOCABLE TRUST AGREEMENT OF LUKE J. STRAUB and SHARON C. STRAUB, LUKE J. STRAUB and SHARON C. STRAUB, CO-TTEES, UTD 03/21/2023, WITH FULL POWER AND AUTHORITY TO PROTECT, CONSERVE, AND TO SELL, OR TO LEASE OR TO ENCUMBER, OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED HEREIN, PURSUANT TO F.S. §689.073**, whose address is: 169 Clubview Dr., Safety Harbor, FL 34695, second party, Grantee: (Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns or corporations, wherever the context so admits or requires.) **WITNESSETH**, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all 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 the County of **PINELLAS**, State of **FLORIDA**, to wit: **FOR A COMPLETE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE. TO HAVE AND TO HOLD**, the same together with and all singular the appurtenances thereunto 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 behalf of the said second party forever. **IN WITNESSES WHEREOF**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Sign Melisse Russo  
Witness (print): MELLISSA RUSSO

Luke Straub (L.S.)  
**LUKE STRAUB**  
a/k/a **LUKE J. STRAUB**

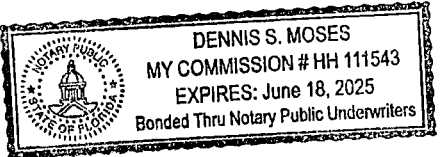
Sign Sarah Labonte  
Witness (print): SARAH LABONTE

Sharon C. Straub (L.S.)  
**SHARON STRAUB**  
a/k/a **SHARON C. STRAUB**

STATE OF FLORIDA  
COUNTY OF PINELLAS

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 LUKE STRAUB, a/k/a LUKE J. STRAUB and SHARON STRAUB, a/k/a SHARON C. STRAUB, to me known to be the persons described in or has produced a driver's license as identification and who did take an oath and who executed the foregoing instrument and they acknowledged before me that they executed same. The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization.

WITNESS my hand and official seal in the County and State last aforesaid this March 21, 2023.



[Signature]  
NOTARY PUBLIC - STATE OF FLORIDA

**EXHIBIT "A"**

*That certain condominium parcel described as Lot 119, Block A, and an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium of BRIAR CREEK MOBILE HOME COMMUNITY II, and related documents, as recorded in O.R. Book 5039, at Pages 1378 through 1448, and the Plat thereof recorded in Condominium Plat Book 42, at Pages 86 through 94, all in the Public Records of Pinellas County, Florida, together with but without warranty that mobile home unit 1984 BARR Vin#FLFL2AD36336256 & FLFL2BD36336256 with Title#41022977 and #41048628.*

PARCEL ID# 21-28-16-11152-001-1190

**GRANTORS RESERVE A LIFE ESTATE IN THE PROPERTY.**