

Prepared by and Return to:  
eXL Legal, PLLC  
Attn: Steve D. Tran, Esq.  
12425 28<sup>th</sup> Street North, Ste 200  
St. Petersburg, FL 33716

## QUIT CLAIM DEED

**This Quit-Claim Deed**, Executed this 22 day of JUNE, 2023, by

**JUSTIN MICHAEL BARSANTI and RACHEL LYNN BARSANTI, as husband and wife**, 8258 97<sup>th</sup> Street, Seminole, Florida 33777

*first party to*

**BLUE CRAB CABANA, LLC, a Florida Limited Liability Company**

*whose post office address is* 8258 97<sup>th</sup> Street, Seminole, Florida 33777,

*second party:*

{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 of corporations, wherever the context so admits or requires}

**Witnesseth**, that the said first party, for and in consideration of the sum of \$460,000.00 in hand paid by the said 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 the following described property, all situate, lying and being in the County of Pinellas, State of Florida:

**Unit C-208 of Barefoot Beach Resort of Indian Shores, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 14472, Page(s) 560, as amended, being further described in that certain Condominium Book 138, Pages 1, as amended, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

**This property is not homestead of the Grantor nor contiguous to the Homestead of the Grantor as defined by the Constitution of the State of Florida.**

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

**Parcel ID: 30-30-15-02739-003-2080**

**To Have and to Hold** the same together with all and singular 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 Witness Whereof**, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Danielle Rock  
Print Name: Danielle Rock

Justin Michael Barsanti  
JUSTIN MICHAEL BARSANTI

Ara Hernandez  
Print Name: Ara Hernandez

Danielle Rock  
Print Name: Danielle Rock

Rachel Lynn Barsanti  
RACHEL LYNN BARSANTI

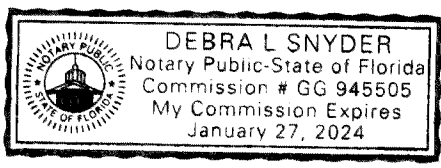
Ara Hernandez  
Print Name: Ara Hernandez

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 JUSTIN BARSANTI and RACHEL BARSANTI, who both produced Florida Drivers License as identification and who both executed the foregoing Quit Claim Deed and both acknowledged before me that they both executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22<sup>nd</sup> day of June, 2023.

Debra L. Snyder  
NOTARY PUBLIC, state of Florida  
Printed Name: Debra L. Snyder  
My Commission Expires:



JB; RB (initials)