

This Document Prepared By:
William E. Curphey
c/o National Deed Network, Inc.
36181 East Lake Road #382
Palm Harbor, FL 34685

After Recording Return To:
Mail Tax Statements To:
Ramy Vasquez
2419 17th Avenue N
Saint Petersburg, FL 33713

Order #: 221946FL
Parcel ID #: 14-31-16-01782-004-0260

QUIT CLAIM DEED

This QUITCLAIM DEED is made this 12 day of JUNE, 2024, by RAMY VASQUEZ a/k/a RAMY MARIE VASQUEZ, an unmarried woman who acquired title as a married woman, herein joined by her former spouse JOSHUA VASQUEZ, and RORY O'KEEFE, a single woman, as joint tenants with full rights of survivorship, whose address is 2419 17th Avenue N, Saint Petersburg, FL 33713, hereinafter "Grantor," and RAMY VASQUEZ, unmarried, whose address is 2419 17th Avenue N, Saint Petersburg, FL 33713, hereinafter "Grantee." Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH, that said Grantor, for in consideration of the sum of TWO HUNDRED TEN THOUSAND FIVE HUNDRED and 00/100 (\$210,500.00) DOLLARS, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land in Pinellas County, State of Florida, to-wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Parcel ID #: 14-31-16-01782-004-0260
Property Address: 2419 17th Avenue N, Saint Petersburg, FL 33713

TO HAVE AND TO HOLD, the same together with all and singular improvements and appurtenances thereunto belonging or in anywise appertaining thereto, in fee simple forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the day and year first written above.

Signed, sealed and delivered in our presence:

Witnesses:

[Signature]
Witness

Stephen Campbell
Print Name

[Signature]
JOSHUA VASQUEZ

3006 19th St N. St. Petersburg
Address FL 33713

[Signature]
Witness

GARRETT McCallister
Print Name
10355 PARADISE BVD
TREASURE ISLAND, FL 33706
Address

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11TH day of JUNE, 2024, by JOSHUA VASQUEZ, who is personally known to me or who has produced DRIVER LICENSE (type of identification) as identification.

[Signature]
Notary Public
My commission expires 11/13/2026



Garrett McCallister
Notary Public, State of Florida
My Comm. Expires 11/13/2026
Commission No. HH 308762

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the day and year first written above.

Signed, sealed and delivered in our presence:

Witnesses:

[Signature]
Witness

[Signature]
RORY O'KEEFE

WILLIAM J MDSICKS
Print Name

32262 PASSEO CAROLINA
Address SAN JUAN CAPO 92675

[Signature]
Witness

Marianne Froesch
Print Name.

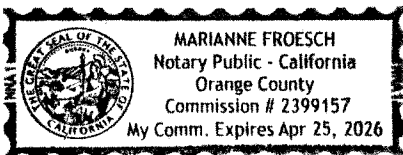
26037 Blascos Mission Viejo Ca
Address 92691

STATE OF California

COUNTY OF Orange

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.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of June, 2024, by RORY O'KEEFE who is personally known to me or who has produced Drivers license (type of identification) as identification.



[Signature]
Notary Public
My commission expires Apr 25, 2026

DISCLAIMER: The preparer makes no representation other than the validity of the form of this instrument. Preparer did not perform a title search on, or a boundary survey of, the property conveyed and makes no representation as to status of the title, property use or zoning regulations. Preparer has offered no legal advice to the Grantor or Grantee on: the type of deed to use, the tenancy created, nor any other legal or tax implication of this conveyance. If Grantor or Grantee want this advice, they should seek independent legal counsel.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the day and year first written above.

Signed, sealed and delivered in our presence:

*Ramy Vasquez aka
Ramy Marie Vasquez*

Witnesses:

[Signature]
Witness

RAMY VASQUEZ a/k/a
RAMY MARIE VASQUEZ

Kym Singletery
Print Name
9828 54th Way
Seminole, FL 33777
Address

[Signature]
Witness

Rosie Singletery
Print Name
1538 Highland Park Dr
Clearwater, FL 33756
Address

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of June, 2024, by RAMY VASQUEZ a/k/a RAMY MARIE VASQUEZ, who is personally known to me or who has produced FLDL (type of identification) as identification.

[Signature]
Notary Public
My commission expires 6-18-24



EXHIBIT "A"

LOT 26, BLOCK 4, AVALON SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED
IN PLAT BOOK 6, PAGE 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.