

This Instrument Prepared By:
Jarrod Turner, Esquire*

After Recording, Please Mail to:
States Title FTS Agency
3900 Lennane Drive, Suite 110
Sacramento, CA 95834

Parcel ID Number: 182S261920207000220
Exempt from documentary stamp tax by Fla. Stat. Section 12B-4.014(2)(b)

QUITCLAIM DEED

This QUITCLAIM DEED is made by and between Ashton Nicole Krause and John Kirby Krause, Jr., formerly married, whose address is 7449 Treasure Street, Navarre, FL 32566, ("Grantor(s)"), and John Kirby Krause, an unmarried man, whose address is 7449 Treasure Street, Navarre, FL 32566 ("Grantee(s)").

Grantor(s), for love and affection and \$1, does hereby remise, release, and quitclaim to Grantee(s) the following described real property in Santa Rosa County, Florida:

LOT 22, BLOCK 207, HOLLEY BY THE SEA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE(S) 155, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, IF ANY, AND TAXES SUBSEQUENT TO 2018

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor(s) by instrument recorded on 05/16/2019 at OR BK 3829 Page 1323 in the records of Santa Rosa County, Florida.

Commonly known as: 7449 Treasure Street, Navarre, FL 32566. This address is provided for informational purposes only.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

To have and to hold the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor(s) either in equity or in law, to the only proper use, benefit, and profit of Grantee(s).

Dated: 9th day of October, 2021.

[Signature Page Follows]

COPY

GRANTOR(S)

John Kirby Krause, Jr.

Tiffany Ruckel
Witness

Printed Name: Tiffany Ruckel

Albert Rocker Jr.

Witness:

Printed Name: Albert Rocker Jr.

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 5th day of October, 2021, by John Kirby Krause, Jr..

Personally Known _____ OR Produced Identification DL

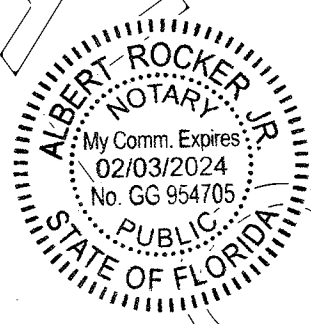
Type of Identification Produced DL

Albert Rocker Jr.

Notary Public Albert Rocker Jr.

Printed Name: _____

My Commission Expires: 2/3/2024



COPY

GRANTOR(S):

Ashton Nicole Krause Bierbrauer
Ashton Nicole ~~Krause~~ Bierbrauer
ANB

Chanel Derricott
Witness

Joseph J. Campana
Witness:

Printed Name: Chanel Derricott

Printed Name: Joseph J. Campana

ACKNOWLEDGMENT

STATE OF Virginia

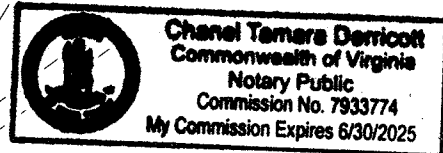
COUNTY OF Richmond City

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 9th day of October, 2021, by Ashton Nicole Krause.

Personally Known _____ OR Produced Identification
Type of Identification Produced Drivers License

Chanel Tamara Derricott
Notary Public

Printed Name: Chanel Tamara Derricott
My Commission Expires: 06/30/2025



Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800-Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

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