

Prepared by and return to:

LAWRENCE S. TOLCHINSKY, P.A.
Lawrence S. Tolchinsky, Esq., a Florida Real Estate Lawyer
2100 E. Hallandale Beach Blvd. Suite #200
Hallandale, Florida 33009
Web: <http://www.HallandaleLaw.com>

Property Appraisers Parcel Identification (Folio) Number:

Quit-Claim Deed

This Quit-Claim Deed, made this ___ day of July, 20___ by James F. , a married man, of the County of Miami-Dade, State of Florida, Grantor*, to James F. , a married man, for his life, whose post office address is 3rd Court Apt. #1, 33179, of the County of Miami-Dade State of Florida, with a remainder to Elizabeth Joan and John James, as Tenants in Common, Grantees*.

Witnesseth: That said Grantors, for and in consideration of love and affection and the sum of TEN AND NO/100 (\$10.00) DOLLARS to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto said Grantees, and Grantees' successors and assigns forever, all the right, title, interest, claim and demand which the said Grantors has in and to the following described land, situate, lying and being in the County of Miami-Dade, Florida, to wit:

CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in O.R. Book XXXXXXX, Page 41, of the Public Records of Miami-Dade County, Florida.

Subject to restrictions, reservations, easements and limitations of public record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

In Witness Whereof, Grantors has hereunto set Grantors' hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Print Name: _____

James F.
3rd Court Apt. #1
33179

Print Name: _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this ____ th day of July, 2000,
by James F. , who is personally known to me or who has produced _____
_____, as identification, who did not take an oath.

Notary Public

THIS DOCUMENT IS A SAMPLE QUIT CLAIM DEED AND IT SHOULD NOT BE RELIED UPON TO TRANSFER AN INTEREST IN FLORIDA REAL PROPERTY OR ELSEWHERE. YOU SHOULD CONSULT WITH AN EXPERIENCED FLORIDA REAL ESTATE ATTORNEY TO DETERMINE IF THIS DEED IS APPROPRIATE FOR YOUR SITUATION.

N.B. This deed has been prepared at the Grantor's request without examination or legal opinion of title.