

✓ R Prepared By/Return To:
Raven E. Sword, Esq.
Livingston & Sword, P.A.
P.O. Box 351065
Palm Coast, Florida 32135
Property Appraiser's Parcel I.D. Number: 0928201100

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

QUITCLAIM DEED

THIS QUIT-CLAIM DEED made this 23 day of APRIL 2025 by RORY RICHARD RAGOONAN and JOY JEANETTE RAGOONAN, a married couple, with an address of 37 Woodhollow Lane, Palm Coast, Florida 32164, (referred to as "Grantors"). The Grantors conveys to RORY RICHARD RAGOONAN and JOY JEANETTE RAGOONAN, a married couple (referred to as "Grantee Life Tenants"), a life estate, without any liability for waste, with full power and authority in the Grantee Life Tenants to sell, convey, grant, lease and/or mortgage the premises in fee simple, with or without consideration, and without joinder by any other person. Upon the death of the Grantee Life Tenants, RORY RICHARD RAGOONAN and JOY JEANETTE RAGOONAN, title vests in the remaindermen, ROY RICHARD RAGOONAN, a married man, with an address of 40 Brandwood Square, Ajax Ontario, 11z 2c2 Ontario, Canada and KAREEM RORY RAGOONAN, a single person, with an address of 37 Woodhollow Lane, Palm Coast, Florida 32164, as joint tenants with a right of survivorship in fee simple. (Wherever used herein the terms "Grantor" and "Grantee" 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.)

LOTS 12 & 13, BLOCK 104, WILLISTON HIGHLANDS GOLF AND COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 67- 67M, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

WITNESSETH: That the said Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of LEVY, State of Florida, to-wit:

GRANTORS HEREBY WARRANT THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS NOT THEIR CONSTITUTIONAL HOMESTEAD.

SUBJECT TO, all matters of record applicable to the property including, but not limited to, any covenants, conditions, restrictions, easements and reservations of record, and taxes and assessments for the year of conveyance and subsequent years.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the property.

Grantees have the power to protect, conserve, sell, lease, encumber, manage and dispose of the above described real property.

TO HAVE AND TO HOLD, in fee simple forever.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first written above.

Signed, sealed and delivered in the presence of:

KSG

Print Name: KRISTY GOODWIN
391 Palm Coast Parkway, SW, STE. 1
Palm Coast, Florida 32137

RFS

Print Name: Raven F. Sward
391 Palm Coast Parkway, SW, STE. 1
Palm Coast, Florida 32137

GRANTOR

By: Rory Ragoonan
RORY RICHARD RAGOONAN

STATE OF FLORIDA
COUNTY OF FLAGLER

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The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on the 23 day of April, 2025, by RORY RICHARD RAGOONAN, who is personally known to me or who has produced FL DL (type of identification) as identification.

KSG
Notary Public



Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: KRISTY GOODWIN
391 Palm Coast Parkway, SW, STE. 1
Palm Coast, Florida 32137

[Signature]
Print Name: Raven F. Sward
391 Palm Coast Parkway, SW, STE. 1
Palm Coast, Florida 32137

GRANTOR

By: [Signature]
JOY JEANETTE RAGOONAN

STATE OF FLORIDA
COUNTY OF FLAGLER

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The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, on the 23 day of April, 2025, by JOY JEANETTE
RAGOONAN, who is personally known to me or who has produced
FL DL (type of identification) as identification.

[Signature]
Notary Public

