

Dear Brevard County Clerk of the Circuit Court

RE: 5 Sunflower Street, Apartment 15, Cocoa Beach, FL 32931-3100

FROM: MICHAEL JOSEPH COLLINS, as to 1/5 interest, PEGGY ANN SAS, as to 1/5 interest, JERRY W. COLLINS, as to 1/5 interest, JEFFREY J. COLLINS a/k/a JEFFREY JAY COLLINS, as to 1/5 interest, and ROBERT ALAN YOUNG, as Representative of THE ESTATE OF KAY COLLINS YOUNG, as to 1/5 interest

TO: JEFFREY J. COLLINS, an unmarried man

Assessor's Parcel Number: 25-37-11-CZ-\*-11.15

**PROPERTY TYPE:**

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME- SHARE
X								

**CONSIDERATION:** \$200,000.00

**DOCUMENTARY STAMP TAX:**

- Consideration = \$200,000.00 → \$200,000.00 (rounded up to the nearest \$100.00)
  - 1). Tax Calculation (State):  $\$200,000.00 \times .007$  (Tax Rate: \$0.70/\$100.00) = \$1,400.00
- Total Tax Due: **\$1,400.00**

**EXPLANATION OF CONSIDERATION:** This is a transfer between related parties for consideration.

**Prepared By:**

Eric S. Zufelt, Esq.  
 Florida Bar ID # 479659  
 Zufelt Law Offices, LLC  
 630 Riverfront Drive, Suite 230  
 Sheboygan, WI 53081

**Record and Return To:**

Title Source, Inc.  
 662 Woodward Avenue  
 Detroit, MI 48226

**Order Number:**

63872529-~~437~~ 9959  
 3391693325

**Parcel ID Number:**

25-37-11-CZ-\*-11.15

## QUITCLAIM DEED

**THIS INDENTURE**, made on this 19 day of DECEMBER, 2017, by and between **MICHAEL JOSEPH COLLINS**, as to 1/5 interest, whose mailing address is 14514 Homecrest Road, Apt. L22, Silver Spring, MD 20906, **PEGGY ANN SAS**, as to 1/5 interest, whose mailing address is 20313 Beechwood Terrace, Ashburn, VA 20147, **JERRY W. COLLINS**, as to 1/5 interest, whose mailing address is 6211 Squires Hill Drive, Falls Church, VA 22044, **JEFFREY J. COLLINS a/k/a JEFFREY JAY COLLINS**, as to 1/5 interest, whose mailing address is 5 Sunflower Street, Apartment 15, Cocoa Beach, FL 32931-3100, and **ROBERT ALAN YOUNG, as Representative of THE ESTATE OF KAY COLLINS YOUNG**, as to 1/5 interest, whose mailing address is 2015 Montclair Drive, Roanoke, VA 24019, hereinafter referred to as "**GRANTOR**," whether one or more, and **JEFFREY J. COLLINS**, an unmarried man, whose mailing address is 5 Sunflower Street, Apartment 15, Cocoa Beach, FL 32931-3100, hereinafter referred to as "**GRANTEE**," whether one or more.

PROPERTY IDENTIFICATION NUMBER: 25-37-11-CZ-\*-11.15

**WITNESSETH**, That said Grantor, for and in consideration of the sum of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has remised, released, and quitclaimed to the Grantee and Grantee's heirs forever the following described land located in the County of Brevard, State of Florida, to wit:

Condominium Apartment No. 15 and Covered Parking Space No. A-15 of Spanish Main Condominium Apartments, a Condominium according to the Declaration Condominium recorded in Official Records Book 1280, Pages 853 through 923, inclusive and Amendments thereto as recorded in Official Records Book 1286, Pages 383 through 386, inclusive; Official Records Book 1287, Pages 581 through 594, inclusive; Official Records Book 1396, Pages 476 through 489, inclusive, all in the Public Records of Brevard County, Florida.

Being that same property conveyed from PATRICIA A. HUBSMITH, a single woman, by deed to WILLIAM L. COLLINS and CHRISTINE B. COLLINS, his wife, dated October 1, 1985, recorded October 8, 1985 in Brevard County Records, as Instrument No. 91348, in Book 2639, Page 315.

WHEREAS, WILLIAM L. COLLINS and CHRISTINE B. COLLINS, husband and wife, held title to the property under the presumption of tenants by the entirety. CHRISTINE B. COLLINS a/k/a CHRISTINE BAILEY COLLINS died on January 31, 2003, as evidenced by a Death Certificate of record in the Commonwealth of Virginia, thereby vesting fee simple title to the above described premises in WILLIAM L. COLLINS by operation of law as the surviving tenant by the entirety.

WHEREAS, the said WILLIAM L. COLLINS a/k/a WILLIAM LESLIE COLLINS died intestate on May 29, 2011. At the time of his death, WILLIAM L. COLLINS a/k/a WILLIAM LESLIE COLLINS was unmarried and he was survived by the following heirs at law: MICHAEL JOSEPH COLLINS, PEGGY ANN SAS, JERRY W. COLLINS, JEFFREY JAY COLLINS, and ROBERT ALAN YOUNG, as Representative of the Estate of KAY COLLINS YOUNG, daughter of the deceased, whose date of death is June 18, 2015. Title was vested in the abovementioned heirs by Order of Summary Administration dated May 12, 2017, recorded May 15, 2017, File No. 05-2017-CP-01547.

**The subject property is not the homestead of the Grantor(s), MICHAEL JOSEPH COLLINS, PEGGY ANN SAS, JERRY W. COLLINS, and ROBERT ALAN YOUNG, as Representative of THE ESTATE OF KAY COLLINS YOUNG.**

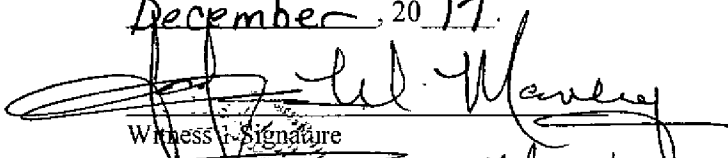
Subject to easements, restrictions, reservations, and limitations of record, if any.

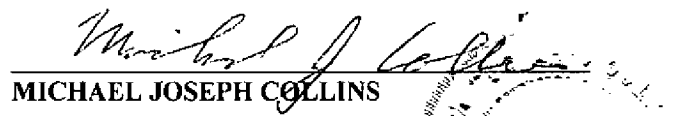
AKA: 5 Sunflower Street, Apartment 15, Cocoa Beach, FL 32931-3100

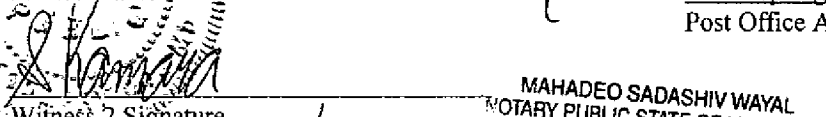
**SUBJECT TO** (1) Zoning and/or restrictions and prohibitions imposed by governmental authority; (2) Restrictions, Easements and other matters appearing on the Plat, Declaration of Condominium and/or common to the subdivision; and (3) Taxes for the year 2017 and subsequent years.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, Grantor (1 of 5): has hereunto set Grantor's hand and seal on this 19<sup>th</sup> day of December, 2017.

  
Witness 1 Signature  
Jerry W. Manley  
Printed Name

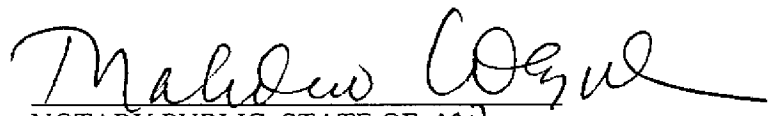
  
MICHAEL JOSEPH COLLINS  
14514 Homecrest Road, Apt. L22,  
Silver Spring, MD 20906  
Post Office Address

  
Witness 2 Signature  
Sulaimatu Kamara  
Printed Name

MAHADEO SADASHIV WAYAL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires June 2, 2020

STATE OF Maryland )  
COUNTY OF Montgomery ) ss.

This instrument was acknowledged before me by MICHAEL JOSEPH COLLINS, on this 19<sup>th</sup> day of December, 2017, who ( ) is ~~personally known to me~~ OR ( ) who produced MD DRIVERS LICENSE as identification and who did take an oath.

  
NOTARY PUBLIC, STATE OF MD  
Mahadeo Sadashiv Wayal

My commission expires: 6/2/20

**Montgomery County**

MAHADEO SADASHIV WAYAL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires June 2, 2020



- Attached to and becoming a part of Deed between MICHAEL JOSEPH COLLINS, as to 1/5 interest, PEGGY ANN SAS, as to 1/5 interest, JERRY W. COLLINS, as to 1/5 interest, JEFFREY J. COLLINS a/k/a JEFFREY JAY COLLINS, as to 1/5 interest, and ROBERT ALAN YOUNG, as Representative of THE ESTATE OF KAY COLLINS YOUNG, as to 1/5 interest, as Grantor(s), and JEFFREY J. COLLINS, an unmarried man, as Grantee(s).

IN WITNESS WHEREOF, Grantor (2 of 5): has hereunto set Grantor's hand and seal on this 19<sup>th</sup> day of December, 2017.

Witness 1 Signature

Printed Name

Witness 2 Signature

Printed Name

PEGGY ANN SAS

20313 Beechwood Terrace, Ashburn, VA 20147  
Post Office Address

MAHADEO SADASHIV WAYAL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires June 2, 2020

STATE OF MARYLAND )

COUNTY OF Montgomery ) ss. County

This instrument was acknowledged before me by PEGGY ANN SAS, on this 19<sup>th</sup> day of December, 2017, who ( ) is ~~personally known to me~~ OR ( ) who produced VA DR License as identification and who did take an oath.

Mahadeo Wayal  
NOTARY PUBLIC, STATE OF MD  
Mahadeo Sadashiv Wayal

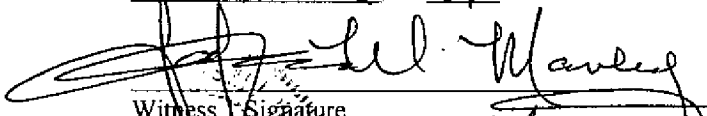
My commission expires: 6/2/20


**Montgomery County**

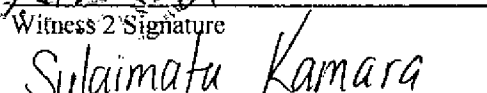
MAHADEO SADASHIV WAYAL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires June 2, 2020

- Attached to and becoming a part of Deed between MICHAEL JOSEPH COLLINS, as to 1/5 interest, PEGGY ANN SAS, as to 1/5 interest, JERRY W. COLLINS, as to 1/5 interest, JEFFREY J. COLLINS a/k/a JEFFREY JAY COLLINS, as to 1/5 interest, and ROBERT ALAN YOUNG, as Representative of THE ESTATE OF KAY COLLINS YOUNG, as to 1/5 interest, as Grantor(s), and JEFFREY J. COLLINS, an unmarried man, as Grantee(s).

IN WITNESS WHEREOF, Grantor (3 of 5): has hereunto set Grantor's hand and seal on this 19 day of DECEMBER, 2017.

  
Witness Signature  
JERRY W. COLLINS  
Printed Name

  
JERRY W. COLLINS  
6211 Squires Hill Drive, Falls Church, VA 22044  
Post Office Address

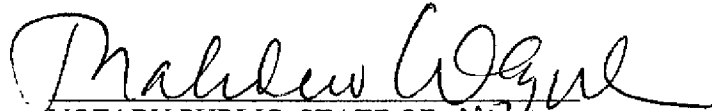
  
Witness 2 Signature  
Sulaimatu Kamara  
Printed Name

MAHADEO SADASHIV WAYAL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires June 2, 2020

STATE OF MARYLAND )  
 ) ss.  
COUNTY OF Montgomery County

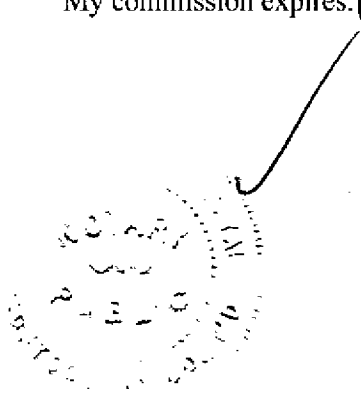
This instrument was acknowledged before me by JERRY W. COLLINS, on this 19<sup>th</sup> day of December, 2017, who ( ) is personally known to me OR ( ) who produced VA Deed as identification and who did take an oath.

MAHADEO SADASHIV WAYAL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires June 2, 2020

  
NOTARY PUBLIC, STATE OF MD  
Mahadeo Sadashiv Woyal

My commission expires: 6/2/20

Montgomery County



Attached to and becoming a part of Deed between MICHAEL JOSEPH COLLINS, as to 1/5 interest, PEGGY ANN SAS, as to 1/5 interest, JERRY W. COLLINS, as to 1/5 interest, JEFFREY J. COLLINS a/k/a JEFFREY JAY COLLINS, as to 1/5 interest, and ROBERT ALAN YOUNG, as Representative of THE ESTATE OF KAY COLLINS YOUNG, as to 1/5 interest, as Grantor(s), and JEFFREY J. COLLINS, an unmarried man, as Grantee(s).

IN WITNESS WHEREOF, Grantor (4 of 5): has hereunto set Grantor's hand and seal on this 5 day of

January, 20 18.

[Signature]  
Witness 1 Signature

Orville J Kauffman  
Printed Name

[Signature]  
Witness 2 Signature

Linda J Kauffman  
Printed Name

[Signature]  
a/k/a JEFFREY JAY COLLINS  
JEFFREY J. COLLINS  
a/k/a JEFFREY JAY COLLINS

5 Sunflower Street, Apartment 15,  
Cocoa Beach, FL 32931-3100  
Post Office Address

STATE OF Florida )  
COUNTY OF Sebastian ) ss.

This instrument was acknowledged before me by JEFFREY J. COLLINS a/k/a JEFFREY JAY COLLINS, on this 5 day of January, 20 18, who ( ) is personally known to me OR ( ) who produced Orville J Kauffman as identification and who did take an oath.

[Signature]  
NOTARY PUBLIC, STATE OF Florida  
Linda J Kauffman

My commission expires:

2/27/2020



Attached to and becoming a part of Deed between MICHAEL JOSEPH COLLINS, as to 1/5 interest, PEGGY ANN SAS, as to 1/5 interest, JERRY W. COLLINS, as to 1/5 interest, JEFFREY J. COLLINS a/k/a JEFFREY JAY COLLINS, as to 1/5 interest, and ROBERT ALAN YOUNG, as Representative of THE ESTATE OF KAY COLLINS YOUNG, as to 1/5 interest, as Grantor(s), and JEFFREY J. COLLINS, an unmarried man, as Grantee(s).

IN WITNESS WHEREOF, Grantor (5 of 5): has hereunto set Grantor's hand and seal on this 20<sup>th</sup> day of December, 2017.

Brianne Nicole Parcell  
Witness 1 Signature

Brianne Nicole Parcell  
Printed Name

Danna West  
Witness 2 Signature

Danna West  
Printed Name

Robert Alan Young  
ROBERT ALAN YOUNG, as Representative of  
THE ESTATE OF KAY COLLINS YOUNG

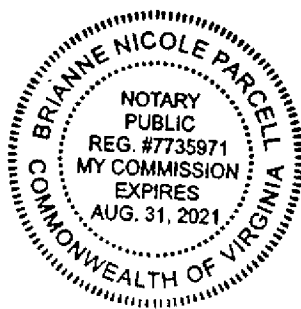
2015 Montclair Drive, Roanoke, VA 24019  
Post Office Address

STATE OF Virginia )  
City ) ss.  
COUNTY OF Salem )

This instrument was acknowledged before me by ROBERT ALAN YOUNG, as Representative of THE ESTATE OF KAY COLLINS YOUNG, on this 20 day of December, 2017, who ( ) is personally known to me OR (X) who produced Drivers License as identification and who did take an oath.

Brianne Nicole Parcell  
NOTARY PUBLIC, STATE OF Virginia

My commission expires: 8/31/17

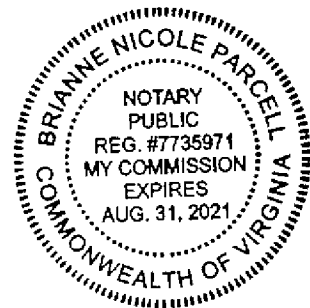


## Notary Acknowledgement

State of Virginia  
County of Salem  
City

On 12/20/2017 before me, Brianne Nicole Parcel, Notary Public  
personally appeared Robert Alan Young  
personally known to me (or proved to me on the basis of satisfactory  
evidence) to be the person (s) whose name(s) is/are subscribed to the  
within instrument, and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s) or the entity upon behalf of  
which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Brianne Nicole Parcel  
Signature and Stamp