

Prepared by and Return to:
Matthew W. Gibson
Pappas Gibson, LLC
716. Mt. Airyshire Blvd, Suite 100
Columbus, Ohio 43235

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made on April 9, 2024, by and between **Craig Frazier and Shelley Frazier**, husband and wife, whose address is 811 Graylock Court, Galloway, Ohio, 43119, Grantors, and **Craig A. Frazier and Shelley L. Frazier, or their successor, as Trustee of the Craig and Shelley Frazier Trust dated April 9, 2024**, with the full power and authority in the Trustees to protect, conserve, sell, lease, encumber, or otherwise dispose of real property described herein, all in accordance with Florida Statute 689.073, whose address is 811 Graylock Court, Galloway, Ohio, 43119, Grantee.

WITNESSETH: That the said Grantors, for and in consideration of the sum of \$10.00, in hand paid by the said Grantee, the receipt of which is hereby acknowledged, do hereby remises, release and quit-claim unto the said Grantee, forever, all of the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard, State of Florida, to-wit:

Unit 3-202 of Palm Springs Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 5797, Page(s) 283, of the Public Records of Brevard County, Florida, and any amendments thereto, together with its undivided share in the common elements.

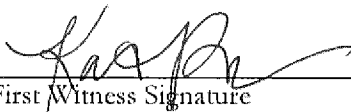
Parcel Identification Number: 27-37-12-00-589.V
Clerk File Number: 2021328968
Commonly referred to as: 115 Lancha Circle, #202, Indian Harbor Beach, FL 32937

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit of the said Grantee forever.

This Quit-Claim Deed was prepared without the benefit of title examination, based solely on information supplied by the Parties and as a result no title related liability is assumed.

IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal as of the date set forth above.

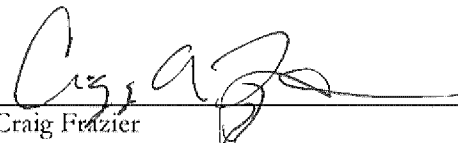
Signed and Acknowledged in the presence of:

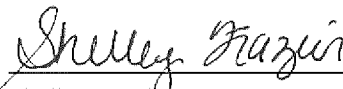

First Witness Signature

Katie Reese
Printed Name


Second Witness Signature

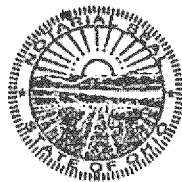
MATTHEW GIBSON
Printed Name


Craig Frazier



Shelley Frazier

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

The foregoing instrument was executed and acknowledged before me this 9th day of April, 2024, by Craig Frazier and Shelley Frazier, who are personally known to me.



MATTHEW W. GIBSON
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.


Notary Signature

MATTHEW GIBSON
Notary Printed Name