

This instrument was prepared by and please return to
Bruce Burk, Esq.
100 2nd Ave N, Ste 300
St. Petersburg, FL 33701

Rec. \$ _____
Doc.St. \$ _____

Property Appraiser's Parcel
ID No. **11-29-15-00903-000-1130**

QUITCLAIM DEED

THIS indenture, made this 25 day of February, 2025, between:
Grantor: Maykel Luna Concepcin, of the County of Pinellas,
State of Florida

AND

Grantees: Maykel Luna Concepcion, whose street address is 1202 Macrae Ave, Clearwater, FL 33755 in the County of Pinellas, State of Florida AND

James Michael Ballow whose address is 1202 Macrae Ave, Clearwater, FL 33755 in the County of Pinellas, State of Florida

Witnesseth: that the Grantor, for and in consideration for the sum of \$10, in hand paid by the Grantees, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantees, as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, all the right, title interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Pinellas, State of Florida, to wit:

Property Address: 1202 Macrae Ave, Clearwater, FL 33755

Legal description: **Lot 113, Ambleside Second Addition, according to the plat thereof, as recorded in Plat Book 64, at Page 17, of the Public Records of Pinellas County, Florida.**

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise pertaining, and all the state, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantees forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year below written.

Date 2/25/2025

Signed, sealed and delivered in the presence of:

Paloma Ochart
First Witness Signature

[Signature]
Signature of Grantor

Paloma Ochart
Type/Print Name
100 2nd Ave N, Ste 200
St. Petersburg, FL 33701

Maykel Luna Concepcion
Type or Print Name
Address: 1202 Manawan Clearwater
FL 33755

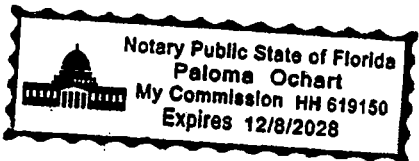
Shannon Hetzel
Second Witness Signature

Maykel Luna Concepcion
Type/Print Name

Shannon Hetzel
Type/Print Name
100 2nd Ave N, Ste 300
St. Petersburg, FL 33701

STATE OF FLORIDA, COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 25th day of February, 2025 by Maykel Luna Concepcion



Paloma Ochart
Notary Public

Paloma Ochart
(Print, type or stamp commissioned name of Notary Public)
My commission expires: 12/8/2028

Personally Known _____
Or Produced Identification ✓

Type of Identification Produced: Florida DL L525-540-77-425-0