

Prepared by and when recorded return to:  
**Rachel Drude-Tomori, Esq., LL.M.**  
BATTAGLIA ROSS DICUS & MCQUAID PA  
5858 Central Avenue, Suite A  
St. Petersburg, Florida 33707

**Parcel ID No. 33-31-16-95112-003-0180**  
**Consideration: \$10.00**

(Space above this line reserved for recording office use only)

### **QUITCLAIM DEED**

**THIS INDENTURE** made effective on the 1st day of May, 2020, between **ALICE PRIVE**, a single woman (hereinafter referred to as "**Grantor**"), whose address is 2649 Tifton Street South, Gulfport, Florida 33711, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **ALICE PRIVE, Trustee of THE ALICE PRIVE TRUST U/T/D April 30, 2020**, as may be amended and/or restated in the future (hereinafter referred to as "**Grantee**"), such Grantee having an address of 2649 Tifton Street South, Gulfport, Florida 33711, and such Trust having been established under that certain Revocable Trust Agreement dated the 30th day of April, 2020, by **ALICE PRIVE** as Settlor and as Trustee, hereby **REMISES, RELEASES and QUITCLAIMS** unto Grantee, all of Grantor's interest in and to the following described real estate in Pinellas County, Florida:

**Lot 18, and the South 30 feet of Lot 19, Block 3, SECTION 1  
WATERVIEW PARK, according to the map or plat thereof, as  
recorded in Plat Book 9, Page 64, of the Public Records of Pinellas  
County, Florida.**

Full power and authority are conferred upon Grantee, as Trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the Trustee of the Trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust preserve in **ALICE PRIVE** the requisite beneficial interest and present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

Specifically, the terms of the trust provide **ALICE PRIVE** with the right to reside at the property for her lifetime and to continue to claim the property as her primary residence and preserve in her the requisite beneficial interest and present possessory right of possession in and to such real property to comply with Section 196.031 of the Florida Statutes, so that such possessory right constitutes, in all respects, equitable title to real estate as that phrase is used in Section 6, Article 7 of the Constitution of the State of Florida.

**TO HAVE AND TO HOLD** the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby is made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Pinellas County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

This deed was prepared without the benefit of a title examination.

Taxes for the current year have been prorated and are assumed by Grantee.

**THIS PROPERTY IS AND CONTINUES TO BE THE HOMESTEAD OF THE GRANTOR.**

**IN WITNESS WHEREOF**, the Grantor has executed this Quitclaim Deed on the 30th day of April, 2020.

**Signed, Sealed and Delivered  
in presence of:**

  
\_\_\_\_\_  
**RACHEL DRUDE-TOMORI, ESQ.**

  
\_\_\_\_\_  
**ALICE PRIVE, Grantor**

  
\_\_\_\_\_  
**JOSEPH D. PRITT**

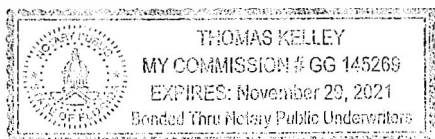
**STATE OF FLORIDA**

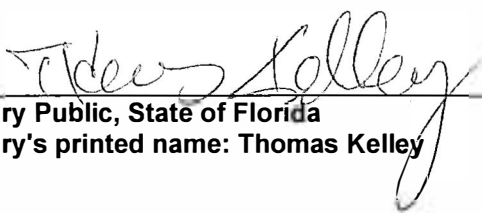
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**COUNTY OF PINELLAS**

The foregoing Quitclaim Deed was acknowledged before me by means of physical presence, the undersigned authority, by **ALICE PRIVE, Grantor**, who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed, who signed such instrument in the presence of **RACHEL DRUDE-TOMORI, ESQ.**, a witness who is personally known to me, and of **JOSEPH D. PRITT**, a witness who is personally known to me.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE**, on the 30th day of April, 2020.



  
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**Notary Public, State of Florida**  
**Notary's printed name: Thomas Kelley**

613202v1

**Parcel ID No. 33-31-16-95112-003-0180**