

Prepared By and Return To:

Richard B. Carey, Esq.  
Carey Law Group, P.A.  
1801 Indian Rd, Ste 103  
West Palm Beach, FL 33409

**Quit Claim Deed**

This Quit Claim Deed made this 18<sup>th</sup> day of September 2018, by and between Donna Fallow, a ~~Married Woman~~ having a mailing address 33 W Main St, New Market, MD 21774 hereinafter the Grantor and PBG Property Services, LLC a Nevada Limited Liability Company, Trustee 495 SE 8<sup>th</sup> St Land Trust dated September 18<sup>th</sup> 2018, with full power and authority to protect, conserve, sell, lease, encumber, or to otherwise manage and dispose of the real property hereinafter described, pursuant to Florida Statue 689.071 having a mailing address 801 Northpoint Parkway Suite 141, West Palm Beach, FL 33407 hereinafter called the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby releases, remises, and quitclaims unto the Grantee, and Grantee's successors, heirs, and assigns forever, all the right, title, and interest of the Grantor in and to that certain parcel of land in the County of Broward, State of Florida, to wit:

A Condominium Parcel Designated as Unit No. 147 of Brookfield Gardens Condominium Four, according to the Declaration of Condominium thereof as Recorded in Official Records Book 5492, At Page 326 of the Public Records of Broward County, Florida; Together with all appurtenances thereto, all according to the Declaration of Condominium as Amended

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

TO HAVE AND TO HOLD, the same in fee simple forever.

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

Signed, sealed and delivered in the presence of:

Maria Tzifalides  
Witness Signature

Witness Name: Maria Tzifalides - Dalton Donna Fallow  
Donna Fallow

Karen Durbin  
Witness Signature

Witness Name: Karen Durbin

STATE OF MARYLAND

COUNTY OF Frederick

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of September, 2018, by Donna Fallow who is personally known to me or who has produced driver's license as identification and who did (did not) take an oath.

Sheri Bonner

Notary Public

(Notarial Seal)

Sheri Bonner

Printed Name

**Sheri Bonner**  
**My Commission Expires**  
**02/21/19**  
**Carroll County, MD**  
**Notary Public**