

Return to:

Angel Almanza
12865 89th Street
Fellsmere, Florida 32948

This instrument prepared by:

Kimberly A. Temple
1416 20th Street
Vero Beach, Florida 32960
(772) 778-0021

Property Appraiser's Parcel Identification No 31-37-00-00001-1359-00007.0

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THIS QUIT - CLAIM DEED, executed this 24th day of July 2018, by
ELIAS ALMANZA, a single adult
first party, to

ANGEL ALMANZA, a single person

whose post office address is 12865 89th Street, Fellsmere, Florida 32948
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$ 10.00 , in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying, and being in the County of Indian River, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF.

This conveyance is subject to restrictions, reservations, limitations and easements or record, if any; this reference to said restrictions shall not operate to reimpose same.

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

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

EXHIBIT "A"

The North 340 feet of the West 102.7 feet of the West 2.89 acres of Tract 1359, Fellsmere Farms Company Subdivision, as recorded in Records Book 120, Page 153, of the Public Records of Indian River County, Florida; more particularly described as follows:

That part of the West 2.89 acres of Tract 1359 of Fellsmere Farms Company Subdivision of all unsurveyed part of Township 31 South, Range 37 East, according to plat of said subdivision, filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Pages 1 and 2 described as follows: Beginning at the Northwest corner of said Tract 1359 and running East along North line of said Tract, a distance of 102.7 feet; thence South, parallel to the West line of said Tract 1359, a distance of 340 feet; thence West, parallel with the North line of said Tract 1359, a distance of 102.7 feet to the West line of said Tract 1359, thence North along the West line of said Tract 1359, a distance of 340 feet to the point and place of beginning; Together with a right of way 14 feet wide; beginning at point on the North line of said Tract 1359 which is 102.7 feet East of the NW corner of said Tract 1359, from said point of beginning, run South parallel to the West line of said Tract 1359, a distance of 640 feet to the South line of said Tract 1359; thence East along the South line of said tract a distance of 14 feet; thence North parallel to the West line of said Tract a distance of 640 feet to the North line of said Tract 1359; thence West a distance of 14 feet to the point of beginning of said right of way.

Signed, sealed, and delivered in the presence of:

Rebecca A Temple
 Witness
Rebecca A Temple
 Printed Name
1416 20th St
 Address
Vero Beach, FL 32960
Kimberly A. Temple
 Witness
Kimberly A. Temple
 Printed Name
1416 20th St.
 Address
Vero Beach, FL 32960

Elias Almanza
 Grantor
Elias Almanza
 Printed Name
4135 32nd Ave
 Address
Vero Beach FL 32967

 Co-Grantor

 Printed Name

 Address

STATE OF FLORIDA
 COUNTY OF INDIAN RIVER

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared **ELIAS ALMANZA** to me known to be the person(s) described in and who executed the foregoing Quit-Claim Deed and that they acknowledged before me that they executed the same of their own free will and deed. An oath (was) (was not) taken.

24th WITNESS my hand and official seal in the County and State last aforesaid this
 day of July, AD, 2018



Rebecca A Temple
 NOTARY PUBLIC—STATE OF FLORIDA

____ Personally known ☒ Produced identification

Type of identification
 produced Florida ID