

Prepared By and Return To:

J.D. Manzo, Esq.
Manzo & Associates, P.A.
4767 New Broad Street
Orlando, FL 32814

Property Appraiser's Parcel I.D. (folio) Number(s): 32392200000500000040.0

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 4th day of December, 2024 by, Louise Wild, a single woman, hereinafter called the grantor, to Dady Junior Tiene, whose post office address is 1433 SW Aachen Ave Port St. Lucie, FL 34953, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and limited liability companies)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby remises, releases and quit claims unto the grantee, all the right, title, interest, claim and demand which the said grantor has in and to the following described land, situate in Indian River County, Florida, to-wit:

Beginning at the Northwest corner of the West 20 acres of the East 30 acres of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 32 South, Range 39 East; thence run South along the West boundary line of said West 20 acres a distance of 820 feet to a Point of Beginning; thence continue South a distance of 70 feet for a point; thence run East and parallel to the North boundary line of said West 20 acres a distance of 125 feet to a point; thence run North and parallel to the West boundary line of said West 20 acres a distance of 70 feet to a point; thence run West to the Point of Beginning. Said land also known as Lot 12 of the unrecorded plat of Pineview Park Extension.

Together with a non-exclusive permanent easement over the East 60 feet of the West 185 feet of the aforesaid West 20 acres. Said easement is for the purpose of pedestrian and vehicular ingress and egress, the location of utilities and utility implements, including but not limited to drainage facilities, water lines, electrical lines or poles, and sewer lines. Said casement is to be used in common with the other owners of property which is located in the aforesaid West 20 acres.

Reserving a twelve (12') foot easement across the West 12 feet of the parcel of land as hereinbefore described. Said easement is for the location and maintenance of electrical poles, lines, anchors, drainage facilities and other utilities.

Commonly known as 4541 38th Ct Vero Beach, FL 32967

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 grantor, either in law or equity, to the only proper use, benefit and behoof of grantee forever.

This property is not and never was Homestead property of the Grantor.

The preparer Manzo & Associates, P.A. makes no warranties or assurances regarding the condition of the title.

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

Signed, sealed and delivered in the presence of:

Louise Wild
Louise Wild

870 Harrington Lake Dr. N. Venice, FL 34293
Grantor's Address

Ryan Stahl
(Witness #1 Signature)

Ryan Stahl
(Witness #1 Printed Name)

535 US Hwy 41 Byp N.
(Witness #1 Address) VENICE, FL 34295

Lara Raymond
(Witness #2 Signature)

LARA RAYMOND
(Witness #2 Printed Name)

455 PINEVIEW DR. VENICE, FL
(Witness #2 Address) 34293

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of December 2024, by Louise Wild, who produced valid photo identification or was personally known to me.

Joshua Daniel Austin
Notary Public
JOSHUA DANIEL AUSTIN



Joshua Daniel Austin
Comm.: HH 400080
Expires: May 18, 2027
Notary Public - State of Florida