

**PREPARED BY:**

STEVEN A. WILLIAMS, ESQ.  
C/O U.S. DEEDS  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

**WHEN RECORDED MAIL TO:**

BETH A. HUNTER  
ETTINGER LAW FIRM  
125 WOLF ROAD  
ALBANY, NY 12205

**PARCEL ID NO.:** 31-39-25-00009-0020-00303/0

**PURCHASE PRICE PAID:** \$0.00

**OTHER CONSIDERATION:** \$0.00

**DOCUMENTARY STAMP TAX:** \$0.70

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**Quitclaim Deed**

THIS QUITCLAIM DEED is made on January 15, 2010, by DOMINIC S. JERACI and EUGENIA A. JERACI, husband and wife, whose address is 184 Bon Air Avenue, New Rochelle, NY 10804 (herein, "Grantor"), to (i) DOMINIC S. JERACI AND EUGENIA A. JERACI, TRUSTEES, or any successors in trust, under THE DOMINIC S. JERACI LIVING TRUST dated November 05, 2009 and any amendments thereto, as to an undivided one-half (1/2) interest as a tenant in common, and (ii) EUGENIA A. JERACI AND DOMINIC S. JERACI, TRUSTEES, or any successors in trust, under THE EUGENIA A. JERACI LIVING TRUST dated November 05, 2009 and any amendments thereto, as to an undivided one-half (1/2) interest as a tenant in common, each of whose address is 184 Bon Air Avenue, New Rochelle, NY 10804 (together, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Indian River, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Full power and authority is granted by this deed to the Trustee(s) and all successor trustees to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described without the consent or approval of any other party.

IN WITNESS WHEREOF, Grantor signed and sealed this Quitclaim Deed on the date first above written.

Witnesses:

[Signature]  
Witness #1 signature  
Jessica Kiely  
Printed name of witness #1

[Signature]  
Witness #2 signature  
MEISSA MARK  
Printed name of witness #2

[Signature]  
Witness #1 signature  
Jessica Kiely  
Printed name of witness #1

[Signature]  
Witness #2 signature  
MEISSA MARK  
Printed name of witness #2

Grantor:

[Signature]  
Dominic S. Jeraci

[Signature]  
Eugenia A. Jeraci

STATE OF New York  
COUNTY OF Westchester

This instrument was acknowledged before me on January 15, 2010, by Dominic S. Jeraci,  as who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification.

[Affix Notary Seal]  
**JESSICA KIELY**  
Notary Public, State of New York  
Reg. No. 02K16167297  
Qualified in Rockland County  
Commission Expires May 29, 2011

[Signature]  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: \_\_\_\_\_

STATE OF New York  
COUNTY OF Westchester

This instrument was acknowledged before me on January 15, 2010, by Eugenia A. Jeraci,  as who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification.

[Affix Notary Seal]

**JESSICA KIELY**  
Notary Public, State of New York  
Reg. No. 02K16167297  
Qualified in Rockland County  
Commission Expires May 29, 2011

[Signature]  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: \_\_\_\_\_

**EXHIBIT A**

Unit No. 303, of DUNE HOUSE RESIDENCES AT SEA OAKS, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1903, Page 1079, of the Public Records of Indian River County, Florida, together with all amendments thereto.

This property is not the homestead real property of Grantor.

**MAIL FUTURE TAX STATEMENT TO:**

DOMINIC S. JERACI AND EUGENIA A. JERACI, TRUSTEES  
184 Bon Air Avenue  
New Rochelle, NY 10804

*This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which any tax may have been calculated.*