

This Document Prepared By and Return to:  
RICHARD K. WOODIN  
P.O. BOX 7159  
VERO BEACH, FL 32961-7159

Parcel ID Number: 24-31-38-00001-2630-00014/0

# Quitclaim Deed

This Quitclaim Deed, Made this 30<sup>th</sup> day of July, 2010 A.D., Between

JEM REALTY SERVICES, LLC  
P.O. BOX 7159, VERO BEACH, FL 32961  
of the County of INDIAN RIVER, State of Florida, grantors, and

RICHARD K. WOODIN, NOT INDIVIDUALLY BUT AS TRUSTEE UNDER TRUST "A"  
DATED OCTOBER 1, 2007  
whose address is: 2431 ATLANTIC BEACH BLVD, FORT PIERCE, FL 34949

of the County of ST LUCIE, State of Florida, grantees.

**Witnesseth** that the GRANTORS, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and quitclaimed to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of INDIAN RIVER State of Florida to wit:

Lot 14, Block 263, SEBASTIAN HIGHLANDS, UNIT 10, A SUBDIVISION,  
according to the plat thereof, as recorded in Official Records Book  
6, at Page 37, of the Public Records of INDIAN RIVER County, Florida.

**Conveyance between related parties of unencumbered property, therefore, minimum documentary stamps are affixed.**

**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 grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.

**In Witness Whereof**, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Printed Name: Sylvia Soto-Marlin  
Witness

By: [Signature] (Seal)  
MIMOZA KOCOVSKI, MANAGER  
P.O. Address: P.O. BOX 7159  
VERO BEACH, FL 32961

[Signature]  
Printed Name: Ashley Lezniewice  
Witness

STATE OF Florida  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2010 by MIMOZA KOCOVSKI

who is personally known to me or who has produced Florida D.L. [Signature] as identification.



[Signature]  
Printed Name: Sylvia Soto-Marlin  
Notary Public  
My Commission Expires: 2/6/2011

Pursuant to Section 689.07, Florida Statutes, full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber, and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant such successor or successors in trust of all the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of ninety-nine (99) years, and to renew or extend lease upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, to grant easements or charges of any kind, to release, convey or assign any easements or charges of any kind, to release, convey or assign any right, title, or interest in or about or easement appurtenant to said property or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, and with Ashley E. Woodin to be the successor trustee of the aforesaid trust upon the death or resignation of The Trustee. The written acceptance by Ashley E. Woodin, recorded among the public records of the county where the real property described herein is located together with evidence of The Trustee's death or resignation, shall be deemed conclusive proof that the successor trustee provisions of the aforesaid trust have been complied with. Evidence of The Trustee's death shall consist of a certified copy of The Trustee's death certificate. Evidence of The Trustee's resignation shall consist of a resignation, duly executed and acknowledged by The Trustee. The successor trustee shall have the same powers granted to The Trustee, the original Trustee, as set forth herein.

Any contract, obligation or indebtedness incurred or entered into by The Trustee in connection with said property shall be as Trustee of an express trust and not individually and The Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of The Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on part of The Trustee, whole in form purporting to be the representations, warranties, covenants, undertakings and agreements

by The Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against The Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whosoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this instrument.

In no event shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of any land trust agreement or other document have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of any land trust agreement or other document; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this instrument and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that The Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each or any beneficiary under any land trust agreement or other document hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or to said real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.