

**After Recording Return To:**

Kevin M. Barry, Esquire  
Rossway Moore Swan, P.L.  
2101 Indian River Boulevard, Suite 200  
Vero Beach, Florida 32960  
(772) 231-4440

Parcel ID No: 33390200001049000022.0

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**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED is executed as of the 6<sup>th</sup> day of January, 2014, by **BRUCE BUFFINGTON and VALERIE BUFFINGTON, his wife**, whose address is 1046 – 29<sup>th</sup> Avenue, Vero Beach, Florida 32960 (hereinafter collectively referred to as “Grantor”), in favor of **BRECK Beachline LLC, a Florida limited liability company**, whose mailing address is 1046 – 29<sup>th</sup> Avenue, Vero Beach, Florida 32960 (hereinafter referred to as “Grantee”).

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby transfer, assign, and convey to the said Grantee and Grantee's heirs, legal representatives, successors, and assigns, the following described lot, piece, or parcel of land, to-wit:

Lots 22 and 23, Block 49, ORIGINAL TOWN OF VERO, according to the Plat of said Subdivision as recorded in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Page 12; said land now lying and being in Indian River County, Florida.

This instrument has been prepared solely from information provided 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 has been conducted. The scrivener has not provided advice on the subject of taxation or the legal or non-legal consequences that may arise as a result of the conveyance, including specifically the availability or loss of title insurance coverage; further, the scrivener has not verified the accuracy of the amount of consideration stated to have been exchanged or paid in connection with the conveyance or upon which documentary stamp taxes may have been calculated.

This transaction is partially exempt from documentary stamp tax pursuant to *Kuro, Inc. v State of Florida, Department of Revenue*, 713 So. 2d 1021 (Fla. 2d DCA 1998), as this is a conveyance by principals of a company, who are the majority holders of the ownership interest in the company, of unencumbered real property to the company. This transaction does not substantially effect a change in the beneficial ownership of the real property described within, and to the extent of such majority interest is not a sale for taxable consideration.

Pursuant to the holding in *Department of Revenue v. Race*, 743 S.2d 169 (Fla. 5<sup>th</sup> DCA 1999), Section 201.02(1) requires a purchaser and consideration before documentary stamp taxes are due. As there was no purchaser in connection with the transaction evidenced by this conveyance, only nominal, but sufficient consideration was exchanged between Grantor and Grantee in order to induce Grantor to execute this instrument. Accordingly, only minimal documentary stamp tax is due and payable.

**TO HAVE AND TO HOLD** unto Grantee and Grantee's heirs, legal representatives, successors, and assigns.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed on the day and year set forth below.

Signed, sealed, and delivered in  
the presence of:

**"GRANTOR"**

KEVIN ROSE  
(Name KEVIN ROSE)

Bruce W. Buffington  
**BRUCE BUFFINGTON**

Deborah Mather  
(Name DEBORAH MATHER)

Valerie Buffington  
**VALERIE BUFFINGTON**

STATE OF FLORIDA )  
 ) ss:  
COUNTY OF INDIAN RIVER )

The foregoing instrument was acknowledged and sworn to before me, by **BRUCE BUFFINGTON and VALERIE BUFFINGTON, his wife**, who did acknowledge and swear before me that said persons executed the foregoing instrument for the uses and purposes therein set forth. I further state that (**check one**) ☒ I have examined the current driver's licenses of the aforesaid persons or \_\_\_\_ I am familiar with the identities of the aforesaid persons and have confirmed said persons' respective identities.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal at the County and State aforesaid this 6 day of January, 2014.

Deborah Mather  
**NOTARY PUBLIC, FLORIDA**  
(Name: DEBORAH MATHER)

My commission expires:

(Notary Seal)



**DEBORAH MATHER**  
MY COMMISSION # EE 136606  
EXPIRES: October 15, 2015  
Bonded Thru Budget Notary Services