

This Document Prepared By and Return to:  
Susan Prill  
Lawyers Title Agency  
2905 Ocean Drive  
Vero Beach, FL 32963

Parcel ID Number: 33-39-04-00018-0020-00005/0

## Quitclaim Deed

This Quitclaim Deed, Made this 2nd day of APRIL, 2015 A.D., Between JAMES W. TUXBURY, SR. and LARAINÉ J. TUXBURY, HIS WIFE  
of the County of Nimksex, State of Massachusetts, grantors, and JAMES WILLIAM TUXBURY, JR.  
whose address is: 2154 55<sup>TH</sup> Avenue, Vero Beach, FL 32966  
of the County of INDIAN RIVER, State of FLORIDA, grantee.

**Witnesseth** that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has  
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:

**Lots 5 and 6, Block 2, Mortimer Parkway. According to the map or plat thereof, as recorded in Plat Book  
1, Page(s) 39, of the Public Records of Indian River County, Florida.**

**The Grantor herein covenants and avers that the property conveyed hereby is not their homestead, and that it is  
not subject to Florida Homestead Laws. Grantor resides at such place other than the property being conveyed.  
Said Property is vacant land.**

**Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2014.**

**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, for the use, benefit and profit of the said  
grantees forever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

① Sheila L. Fernando  
Printed Name: SHEILA L. FERNANDO  
Witness

② Donna M. Duncan  
Printed Name: DONNA M. DUNCAN  
Witness

By: James W. Tuxbury, Sr. (Seal)  
James W. Tuxbury, Sr.  
Address: 111 Glen Street, Malden, MA 02148

BY: Laraine J. Tuxbury (Seal)  
Laraine J. Tuxbury  
Address: 111 Glen Street, Malden, MA 02148

STATE OF MASSACHUSETTS

COUNTY OF Middlesex

The foregoing instrument was acknowledged before me this 2ND day of APRIL, 2015 by, James W. Tuxbury, Sr. and Laraine J. Tuxbury, who are personally known to me or who have produced Massachusetts license as identification.

(Seal)

Karen Anderson  
Notary Public  
Printed Name: Karen Anderson  
My Commission Expires: 8/19/20

