

THIS INSTRUMENT PREPARED BY:  
Steven A. Long, Esquire

PLEASE RECORD AND RETURN TO:  
Steven A. Long, Esquire  
1317 North Central Avenue  
Sebastian, Florida 32958

PROPERTY APPRAISER'S IDENTIFICATION NUMBER:  
31-38-28-00005-0030-00029.0

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**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, executed this 19<sup>th</sup> day of November, 2015, by ELENA FORTUNA, a widow, whose address is 8656 103<sup>rd</sup> Court, Vero Beach, Florida 32967, as Grantor, to the Grantor's daughter, CORDUTA DOROTHY McDOUGALL, whose address is 8425 99<sup>th</sup> Avenue, Vero Beach, Florida 32967, as Grantee:

(Whenever used herein, the terms "Grantor" and "Grantee" shall include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WHILE RESERVING AND RETAINING FOR AND DURING THE LIFETIME OF THE GRANTOR AN ENHANCED LIFE ESTATE for the exclusive possession, use and enjoyment of the rents and profits of the property described herein, without any liability for waste, with full right, power and authority to sell, convey, mortgage, lease, or otherwise manage and dispose of the property in whole or in part, or to grant any interest in the premises by gift or otherwise, in fee simple, with or without consideration, without joinder by the remainderman and to retain any and all proceeds generated thereby. The Grantor also reserves full power and authority to revoke, divest, change or otherwise alter the designation and/or interest of the Grantee without joinder by the remainderman. The Grantor also reserves the right to cancel this deed by further conveyance which may destroy any and all rights the Grantee may possess under this deed. UPON THE GRANTOR'S DEATH, the remainder of property rights described herein, if any, shall fully vest in the Grantee, CORDUTA DOROTHY McDOUGALL, whose address is 8425 99<sup>th</sup> Avenue, Vero Beach, Florida 32967;

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee the following described property located in Indian River County, State of Florida, to wit:

Lot 29, Block C, Vero Lake Estates, Unit N, according to the Plat thereof, recorded in Plat Book 6, Page 19, Public Records of Indian River County, Florida.

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 the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever, subject to the life estate retained by the Grantor herein.

THIS GRANT IS SUBJECT TO AN ENHANCED LIFE ESTATE AS DESCRIBED ABOVE IN THE ABOVE-REFERENCED PROPERTY WHICH THE GRANTOR HEREBY RETAINS.

THE SUBJECT PROPERTY is the Grantor's homestead real property.

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

EF

Signed, sealed and delivered  
in the presence of:

*Steven A. Long*  
STEVEN A. LONG

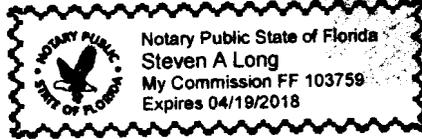
*Deana L. Long*  
Deana L. Long

*Elena Fortuna*  
ELENA FORTUNA  
8656 103<sup>rd</sup> Court  
Vero Beach, Florida 32967  
(772) 228-8804

STATE OF FLORIDA)  
COUNTY OF INDIAN RIVER)

Sworn to (or affirmed) and subscribed before me this 19<sup>th</sup> day  
of November, 2015, by ELENA FORTUNA, who is personally known to me  
(    ), or who produced the following as identification: FLORIDA  
DRIVER LICENSE #F635-200-40-667-0.

*Steven A. Long*  
NOTARY PUBLIC STATE OF FLORIDA  
My commission expires:



EF