3120170012066 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL
BK: 3005 PG: 2223, 3/7/2017 8:57 AM D DOCTAX PD $0.70

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Victor S. Kostro, Esq.
Victor S. Kostro, P.A.
1508 S. Harbor City Blvd.
Melbourne, FL 32901

Parcel ID: 32392100001013000009.0

PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

THIS PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED made this 23rd day of January, 2017, by Patricia Collucci, as Personal Representative of the Estate of Marie Simmons, whose post office address is 1987 Cedarwood Dr., Melbourne, FL 32935, hereinafter called the Grantor, to Patricia Collucci, Successor Trustee of the Marie Simmons Revocable Trust Agreement u/t/d February 6, 2006, hereinafter called the Grantee.

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees, whenever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable considerations to said Grantee in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed unto the Grantee all that certain land situate in Indian River County, Florida to wit:

PBS 2-25 S 3 AC of W 5 A of E 20.01 A of TR 13, Less foll desc parc: S 235.0 FT of E ½ of S 3 A of W 5 of E 20.01 A of TR 13, Less N 76.0 FT of W 29.0 FT thereof and also less the S 220 FT of the W 111 FT of the S 3 AC of the W 5 AC of the E 20.01 AC of TR 13 SEC 21-32-39 as in PBS 2-25 less and except the 35 FT for N Gifford RD R/W and also less the S 159 FT of the E 29 FT; and also less the N 320 FT thereof and less the foll desc PCL: S 100 FT of N 570 FT of S 3 AC of W 5 AC of E 20.01 AC of TR 13 Sec 21-32-39 as in PBS 2-25 and also less S 15 FT of E 53.09 FT thereof.

Together with all the tenements, hereditaments and appurtenances thereto belong or in any wise appertaining.

To Have and to Hold, the same in fee simple forever.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH AND NO REPRESENTATIONS AS TO SAME ARE MADE BY VICTOR S. KOSTRO, P.A.

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

Signed, sealed and delivered in the presence of:

Kayce Reed, Witness

Danyel Choban, Witness

Patricia Collucci, Personal Representative
of the Estate of Marie Simmons

STATE OF FLORIDA)
)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 23rd day of January, 2017, by Patricia Collucci, who is personally known to me, and who did not take an oath.

(Seal)

VICTOR KOSTRO
Commission # FF 115599
Expires April 22, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

Victor S. Kostro, Esquire
Notary Public, State of Florida