

PREPARED BY AND RETURN TO:

Cynthia V. Hall

VANDEVOORDE HALL LAW, PL

1327 North Central Avenue

Sebastian, FL 32958

Parcel ID# 32392800008000000012.0

File #17041.00

QUIT-CLAIM DEED

*Rec \$18.50
Doc .70
\$19.20*

THIS QUIT-CLAIM DEED, executed this 7 day of June, 2017, by **ANDREW STENGER**, a married man, whose post office address is 1416 82nd Ave, Lot 60, Vero Beach, Florida 32960, first party, to **RACHEL STENGER as TRUSTEE of the RACHEL STENGER REVOCABLE TRUST dated May 22, 2017**, an unmarried woman, whose post office address is 5725 40th Street, Vero Beach, Florida 32966, second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Indian River, State of Florida, to-wit:

Lot Twelve (12) of the replat of Blocks One (1), Two (2), Three(3), and Four (4) of KING'S HIGHWAY SUBDIVISION, according to the plat thereof as recorded in Plat Book 9, Page 4, 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 said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

A prior quitclaim deed for this property was executed on November 24, 1998 and delivered from the first party to Rachel Stenger and her now deceased spouse, but was never recorded, and Rachel Stenger subsequently conveyed the property to her trust. This quit claim deed is thus being executed so an original deed reflecting current ownership of the property may be recorded in the Official Records of Indian River County, Florida.

First party Andrew Stenger declares that the property is not now, and was not on November 24, 1998, his homestead, and that he resides elsewhere.

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

Signed, sealed and delivered
in the presence of:

Caitlin Velasquez
Witness Signature
Caitlin Velasquez
Printed or typed name

Andrew Stenger
ANDREW STENGER

Gatsin FeDR
Witness Signature
GATSIIN FE DR
Printed or typed name

STATE OF Florida
COUNTY OF Indian River

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of
June, 2017, by ANDREW STENGER, ☒ who is personally known to me or ☐
has produced _____ as identification.



Caitlin Velasquez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG074977
Expires 2/20/2021

Caitlin Velasquez
Notary Public Signature
Caitlin Velasquez
Printed Name of Notary