

Reg. 18.50
Doc. 1.70

Prepared by and return to:
Charles E. Garris, Esquire
Charles E. Garris, P.A.
819 Beachland Boulevard
Vero Beach, FL 32963
772-231-1995

Parcel Identification Number: 33-40-06-00015-0040-00304/0

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Quit Claim Deed

This Quit Claim Deed made this ^{7th} day of April, 2018 between Donald A. Taft, whose post office address is 1828 Fjord Pass, Mt. Horeb, WI 53572, grantor, and Robert C. Taft, whose post office address is 1910 Tarpon Lane, #304, Vero Beach, FL 32960, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Indian River County, Florida to-wit:

Condominium Unit No. 304, Building 4, Tidewater Island Club Condominium, a Condominium according to the Declaration of Condominium dated April 13, 1998 and recorded in O.R. Book 1272, Page 999, and re-recorded in O.R. Book 1296, Page 2277, all of the public records of Indian River County, Florida, including the undivided interest in all common elements and limited common elements declared in said Declaration of Condominium to be an appurtenance to the above described Condominium Unit.

Together with exclusive right to use of Garage Parking Spaces identified as Bay No. 1 and Bay No. 2, and Garage Storage Lockers identified as Storage No. 1 and Storage No. 2 in the above Declaration of Condominium.

Subject to the provisions of the Declaration of Condominium and restrictions, reservations, limitations, covenants and easements of record, if any, and taxes for 2018 and subsequent years.

Grantor warrants at the time of this conveyance, the subject property is not his homestead, within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of his homestead property.

To Have and to Hold, the same together with all and singular the appurtenances thereto 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 grantee forever.

No title search nor review of a title abstract was performed in conjunction with the preparation of this Deed.

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

Signed, sealed and delivered in our presence:

Carly E Kleege

Witness Name: Carly E Kleege

Patrick Cashin, Jr.

Witness Name: Patrick Cashin, Jr.

Donald A. Taft (Seal)
Donald A. Taft

STATE OF ~~WISCONSIN~~ MAINE
COUNTY OF CUMBERLAND

The foregoing instrument was sworn to and acknowledged before me this 7th day of April, 2018, by Donald A. Taft, who is personally known to me or has produced a WISCONSIN DL as identification.
T130-1815-1016-00

[Notary Seal]

ANDREW J. ESTES
Notary Public, Maine
My Commission Expires April 28, 2024

[Signature]
Notary Public

Printed Name: ANDREW J. ESTES

My Commission Expires: 04/28/2024