

Prepared by and return to:

Law Offices of Jennifer D. Peshke, P.A.
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Vero Beach, FL 32963
772-231-1233
File Number: 01522
Will Call No.:

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 25 day of June , 2018 between Diana Kisiel a/k/a Diana Kisiel Kastenbaum whose post office address is 71 Ellicott Avenue, Batavia, NY 14020, grantor, and Millicent Jade Kastenbaum, a single woman, as a tenant in common with an undivided 1/3 interest whose post office address is 71 Ellicott Ave, Batavia, NY 14020, 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:

DWELLING UNIT NO. 27, VILLA C, OF PEBBLE BEACH VILLAS, a Condominium according to the Declaration of Condominium, dated July 31st, 1975, recorded September 9, 1975, in Official Records Book 498, Page 742, and re-recorded on September 18, 1975 in Official Records Book 499, Page 479, all in the Public Records of Indian River County, Florida; **TOGETHER** with and undivided interest in the Common Elements declared in said Declaration of Condominium to be an appurtenance to the above described property or dwelling unit.

SUBJECT to easements, reservations and restrictions of record.

Parcel Identification Number: 32-40-19-00015-0003-00027/0

***Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of 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 grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

THIS INSTRUMENT HAS BEEN PREPARED BY THE ABOVE NOTED PARTY WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF LIENS, CLAIMS, OR ENCUMBRANCES OF ANY NATURE OF RECORD, OR WHICH MAY EXIST AGAINST THE PROPERTY

n 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:

Mary McCann
Witness Name: Mary McCann

Mary Sweet
Witness Name: Mary Sweet

Diana Kisiel a/k/a
Diana Kisiel Kastenbaum
(Seal)
Diana Kisiel, a/k/a Diana Kisiel Kastenbaum

State of: New York

County of: Genesee

The foregoing instrument was sworn to and acknowledged before me this 25 day of June, 2018 by Diana Kisiel, a/k/a Diane Kisiel Kastenbaum who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

NANCY L. DOUGHERTY
Notary Public - State of New York
No. 01DO5042750
Qualified in Genesee County
My Commission Expires April 24, 2019

Nancy L. Dougherty
Notary Public
Printed Name: Nancy L. Dougherty
My Commission Expires: 4-24-2019