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IN THE CIRCUIT COURT OF THE NINETEENTH  
JUDICIAL CIRCUIT, IN AND FOR INDIAN RIVER  
COUNTY, FLORIDA - CIVIL DIVISION

Case Number: 2018-CA-000821  
312018CA000821XXXXXX  
MIAM, INC, a Florida Corporation,

Plaintiff,

v.

SHAWN HIGGINS and PNC BANK,  
National Association, as Successor by  
Merger to National City Bank,

Defendants.

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**FINAL JUDGMENT OF QUIET TITLE**

**THIS CAUSE** having come before this Court for consideration upon Plaintiff's Motion for Final Judgment Quieting Title on the Pleadings, and the Court, having reviewed the Motion and the pleadings, and being otherwise fully advised in the premises, it is

**ORDERED AND ADJUDGED** as follows:

1. Plaintiff, **MIAM, INC, a Florida Corporation**, is the owner in fee simple of the following-described real property in Indian River County, Florida:

From the Southwest corner of Tract 5, Section 14, Township 33 South, Range 39 East, according to the Last General Plat of lands of Indian river Farms Company, filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Page 25; Now lying and being in Indian River county, Florida; run East along said tract line a distance of 900.11 feet to the point of beginning; thence continue East on the South line of said Tract 5 a distance of 70 feet to a point; thence run North on a deflection angel of 90°10" to the left a distance of 170 feet; thence West and parallel to the South line of said Tract 5, a distance of 70 feet; thence run South 170 feet to the point of beginning; excepting therefrom the road and canal right-of-way along the South boundary of said above described land.

Property Address: 2470 4<sup>th</sup> St., Vero Beach, FL 32962

2. Plaintiffs' title to said property is quieted against the claims of Defendants, **SHAWN HIGGINS and PNC BANK, National Association, as Successor by Merger to National City Bank**, and all others taking by, through, or under the Defendants.

3. Each party shall be responsible for their own attorney's fees and costs.

4. The Notice of Lis Pendens filed against the property by the Plaintiffs is hereby dissolved.

5. This Court retains jurisdiction of this action to allow for any additional curative measures that may be required for the purpose of insuring title post-Final Judgment.

**DONE AND ORDERED** in Chambers in Vero Beach, Indian River County,

Florida, this 30 day of November, 2018.

  
HONORABLE PAUL B. KANAREK

Copies served to:

Kristopher E. Fernandez, P.A.  
114 S. Fremont Avenue  
Tampa, Florida 33606

Kevin S. Doty, Esq.  
Kevin S. Doty, P.A.  
411 Holly Road  
Vero Beach, Florida 32963

PNC Bank, National Association, as  
Successor by Merger to National City Bank  
c/o Legal Department  
300 Delaware Ave., 4<sup>th</sup> Floor  
Wilmington, DE 19899