

Doc: 70  
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This instrument prepared by and return to  
Rebecca F. Emmons, Esq.  
Rossway Swan Tierney Barry Lacey & Oliver, P.L.  
2101 Indian River Boulevard, Suite 200  
Vero Beach, FL 32960  
Courthouse Box 87

### QUIT-CLAIM DEED

**THIS QUIT-CLAIM DEED** is executed as of the 25<sup>th</sup> day of May, 2018, by LOUIS RUSSEL SEO, JR., a **married man**, whose address is 555 Harbour Drive, Vero Beach, FL 32963, joined by his wife, CYNSEO (hereinafter referred to as "Grantor"), in favor of CYNSEO, a **married woman**, whose address is 7355 69<sup>th</sup> Street, Vero Beach, FL 32967 (hereinafter referred to as "Grantee").

(Wherever 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, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Indian River County, State of Florida, viz:

The North 575 feet of the West 580 feet of Tract 4, Section 7, Township 32 South, Range 39 East, according to the last general plat of lands of the Indian River Farms Company, as recorded in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida. Said lands lying and being in Indian River County, Florida.

Subject to easements, restrictions, reservations and rights-of-way of record.

Parcel Identification Number: 32390700001004000001.1

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

This transfer is being made pursuant to the terms of a May 17, 2018, Mediated Marital Settlement Agreement entered into by the Parties and that said Mediated Marital Settlement Agreement is to be incorporated into a Final Judgment of Dissolution of Marriage in the dissolution of marriage case *entitled In Re: Marriage of Louis Russel Seo, Jr., Petitioner/Husband and CynSeo, Respondent/Wife; Case No. 312013DR000751*, Nineteenth Judicial Circuit, Indian River County, Florida. ACCORDINGLY, NO DOCUMENTARY STAMPS ARE REQUIRED ACCORDING TO FLORIDA STATUTES.

This instrument has been prepared solely from information provided by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description, or quantity of land described, as no examination of title to the property has been conducted.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year set forth below.

Signed, sealed and delivered in the presence of:

"GRANTOR"

Rebecca F. Emmons (Signature)

LOUIS RUSSEL SEO, JR. (Signature)

Kimberly K. Mourane (Name: Kimberly K. Mourane)

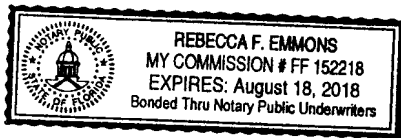
CYNSEO (Signature)

Chantal V. Nolen (Name: Chantal V. Nolen)

Chelsea Miller (Name: Chelsea Miller)

STATE OF FLORIDA COUNTY OF INDIAN RIVER

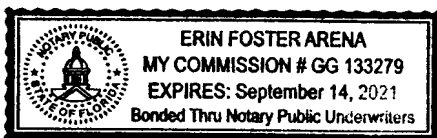
The foregoing instrument was acknowledged before me this 25th day of May, 2018, by LOUIS RUSSEL SEO, JR. who did acknowledge before me that said person executed the foregoing instrument for the uses and purposes therein set forth. Said party is (check one) (X) is personally known to me or ( ) has produced as identification.



Rebecca F. Emmons (Signature) Name: REBECCA F. EMMONS Notary Public, State of Florida My Commission Expires:

STATE OF FLORIDA COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 19th day of June, 2018, by CYNSEO who did acknowledge before me that said person executed the foregoing instrument for the uses and purposes therein set forth. Said party is (check one) (X) is personally known to me or ( ) has produced as identification.



Erin Foster Arena (Signature) Name: Erin Foster Arena Notary Public, State of Florida My Commission Expires: 9-14-2021

AFFIDAVIT

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Billy M. Moody, Jr. (Affiant), who deposes and says under penalties of perjury that:

1. This Affidavit is made with regard to the following described property:

See Legal Description on attached Exhibit A

2. Affiant is a licensed professional land surveyor in the State of Florida, license no. 5336.

3. Affiant completed the survey for Sawgrass Farms, Inc and Harry C. Van Wormer, Trustee on July 23, 2008.

4. Affiant has reviewed the survey, deeds and legal description for this property and can certify that the legal description for Parcel 1 that is attached to the Warranty Deed recorded August 4, 2008 is the same legal description for Parcel 1 that is on the survey. See Exhibit "A"

5. Parcel 1 legal description is the same as "the North 575 feet of the West 580 feet of Tract 4, Section 7, Township 32 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; said land now lying and being in Indian River County, Florida".

6. This Affidavit is to induce Attorneys Title Insurance Fund, Inc. to insure title subject property.

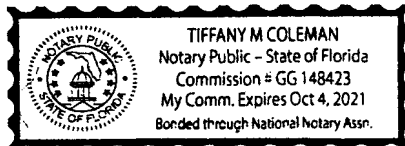
Dated: 11/29/18



Billy M. Moody, Jr.

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

Sworn to, affirmed, acknowledged and subscribed before me this 29 day of November, 2018, by Billy M. Moody, Jr., who     personally known to me or  has produced FLDL as identification.



Tiffany Coleman  
Notary Public

My Commission Expires: 10/4/2021

1939632 RECORDED IN THE RECORDS OF JEFFREY K BARTON, CLERK CIRCUIT COURT INDIAN RIVER CO FL, BK: 2283 PG: 1763, 08/04/2008 12:51 PM DOC STAMPS D \$27999.30

EXHIBIT "A"

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This Document Prepared By and Return to: Robin A. Lloyd Sr., Esquire Robin A. Lloyd Sr., & Associates, P.A. 3545 Ocean Drive, Suite 201 Vero Beach, FL 32963

Parcel I.D. No. 32-39-07-00001-0040-00001/1

Rec. 1850 Doc. 27,999.30

TRUSTEE'S DEED

This Deed, Made this 1st day of August, 2008, Between Harry C. Van Wormer, Jr., Individually and as Trustee of the Harry C. Van Wormer, Jr. Trust u/a/d December 16, 1976, as amended, joined by his wife, Cary B. Van Wormer, of the County of Indian River and the State of Florida, grantors, and Louis Russel Seo, Jr. and CYNSEO, husband and wife whose address is 7355 69th Street, Vero Beach, FL 32967, grantees.

Witnesseth that the GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10.00) (DOLLARS) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said GRANTEE and GRANTEE'S heirs, successors, and assigns forever, the following described land, situate, lying and being in the County of Indian River, State of Florida, to-wit:

The North 575 feet of the West 580 feet of Tract 4, Section 7, Township 32 South, Range 39 East. Said lands lying and being in Indian River County, Florida.

Subject to restrictions, reservations, and easements of record, if any; and taxes subsequent to 2007.

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 grantor, either in law or equity, for the use, benefit and profit of said grantee forever.

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

Signed, sealed and delivered in our presence:

[Signature of Robin A. Lloyd Sr.] Printed Name: Robin A. Lloyd Sr. Witness as to Harry

[Signature of Gayle P. Watson] Printed Name: Gayle P. Watson Witness as to Harry

Harry C. Van Wormer, Jr., Trustee of the Harry C. Van Wormer, Jr. Trust u/a/d December 16, 1976, as amended

[Signature of Harry C. Van Wormer, Jr.] Harry C. Van Wormer, Trustee 6001 N. A1A, PMB 8126, Indian River Shores, FL 32963

[Signature of Harry C. Van Wormer, Jr.] Harry C. Van Wormer, Individually 6001 N. A1A, PMB 8126, Indian River Shores, FL 32963

[Signature of Brian Moore] Printed Name: Brian Moore Witness as to Cary

[Signature of Kim Hannas] Printed Name: Kim Hannas Witness as to Cary

[Signature of Cary B. Van Wormer] Cary B. Van Wormer 6001 N. A1A, PMB 8126, Indian River Shores, FL 32963

STATE OF FLORIDA COUNTY OF INDIAN RIVER

The foregoing was acknowledged before me this 30th day of July, 2008, by Harry C. Van Wormer, Jr., individually and on behalf of said trust who is personally known to me or who has produced his U.S. driver's license as identification.

Seal NOTARY PUBLIC STATE OF FLORIDA Gayle P. Watson Commission # DD704572 Expires: OCT. 14, 2011 BONDED THRU ATLANTIC BONDING CO., INC.

[Signature of Gayle P. Watson] Printed Name: Notary Public My Commission Expires:

Trustee's Deed - Page 2

Parcel ID Number: 32-39-07-00001-0040-00001/1

STATE OF Oregon  
COUNTY OF Duschutes

The foregoing was acknowledged before me this 28 day of July, 2008, by Cary B. Van Wormer who is personally known to me or who has produced her U.S. driver's license as identification.

Seal



Juanita Hyde  
Printed Name:  
Notary Public  
My Commission Expires: 6/20/2012

*Juanita Hyde*