

Prepared By

Name: Mike Snodgrass
Address: 4626 42 St
Vero Beach
State: FL Zip Code: 32967

After Recording Return To

Name: Michael A. Snodgrass
Address: 4626 42nd St
Vero Beach
State: FL Zip Code: 32967

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

Indian River COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Zero Dollars & Zero Cents (\$ 0.00) in hand paid to Cindy M. Henderson (TE), a Grantor, residing at 3216 River Drive, County of St Lucie City of Fort Pierce, State of Florida (hereinafter known as the "Grantor(s)") hereby quitclaims to ~~Michael A. Snodgrass~~ Donna E. Snodgrass, a Grantee, residing at 4626 42nd St., County of Indian River, City of Vero Beach, State of Florida (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Indian River County, Florida to-wit:

* Attached

* Michael A. Snodgrass
* Donna E. Snodgrass

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.



Cindy M. Henderson

Grantor's Signature

Cindy M. Henderson

Grantor's Name

3216 River Drive

Address

Ft. Pierce, FL 34981

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Julie Watson

Witness's Signature

JULIE WATSON

Witness's Name

2746 1st STREET

Address

VERO BEACH, FL

City, State & Zip 32968

Diane Featheros

Witness's Signature

Diane Featheros

Witness's Name

4045 62nd Ave

Address

Vero Beach Fl 32966

City, State & Zip

STATE OF FLORIDA)

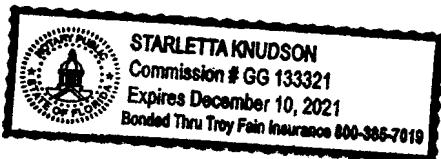
COUNTY OF Indian River

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cindy M Henderson whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 9th day of January, 2020.

Starletta Knudson

Notary Public



My Commission Expires: 12/10/21

Prepared By and Return To:

Diane L. Ally
Ally Parker Brown Title Insurance Agency, LLC
698 S.W. Port St. Lucie Boulevard, Ste. 104
Port St. Lucie, FL 34953

Property Appraiser's Parcel I.D. (folio) Number(s)

Parcel I.D.: 32-39-28-00005-0010-00003/0

File No. 20116046

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED dated this 18th day of March 2011, by WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER WITH WACHOVIA MORTGAGE whose post office address is 1901 Harrison Street, Oakland, CA 94612 hereinafter called the grantor, to Sandra L. Seeley, as Trustee of The Michael A. Snodgrass Revocable Living Trust, U/A/D May 8, 2010 with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, pursuant to F.S. 689.071 whose post office address is 6400 Patrice Lane, Vero Beach, Fl 32967 hereinafter called the 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 corporation)

WITNESSETH: That said grantor, for and in consideration of the sum of 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 and conveyed to the said grantee, and grantee's heirs, executors, administrators and assigns forever, the following described land, situate, lying and being in INDIAN RIVER County Florida, to-wit:



Lot 3, Block 1, of Palm Gardens, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Indian River County, Florida, as recorded in Plat Book 4, Page 6.

And Grantor covenants with Grantee that except as noted, at time of the delivery of this deed:

1. The premises is free from all encumbrances made by Grantor, except as follows: (NONE)
2. Grantor will warrant and defend against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.
3. Subject to restrictions, reservations and easements of record, if any and taxes subsequent to December 31, 2010.

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

Signed, sealed and delivered in the presence of:

WELLS FARGO BANK, N.A. BY SUCCESSOR MERGER WITH WACHOVIA MORTGAGE, FSB, F/K/A WORLD SAVINGS BANK, FSB

Regina W Orlik
Witness Signature REGINA W ORLIK

Abigail J Moore
Witness Print Name Abigail T. Moore

Regina W Orlik
Witness Signature REGINA W ORLIK

Abigail J. Moore
Witness Print Name Abigail T. Moore

Drew Niswonger
DREW NISWONGER, REO SALES MANAGER
2111 S. Ridgewood Avenue, 2nd Floor
Daytona Beach, FL 32119

Nicole Cobb
NICOLE COBB, REO SALES REP
2111 S. Ridgewood Avenue, 2nd Floor
Daytona Beach, FL 32119

State of FLORIDA

County of VOLUSIA

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgement, personally appeared DREW NISWONGER, REO SALES MANAGER AND NICOLE COBB, REO SALES REP OF WELLS FARGO BANK, N.A. BY SUCCESSOR MERGER WITH WACHOVIA MORTGAGE, FSB, FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB who is/are personally known to me or who produced his/her/their as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 17th day of March, 2011.



REGINA W. ORLIK
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE045443
Expires 11/28/2014

Regina W Orlik
Notary Signature

REGINA W ORLIK
Notary Print Name

My Commission Expires: 11/28/2014