

Return to:

Janice & Brian Leary  
438 Quarry Lane  
Sebastian, Florida 32958

This instrument prepared by:

Kimberly A. Temple  
1416 20th Street  
Vero Beach, Florida 32960  
(772) 778-0021

Property Appraiser's Parcel Identification No.: 31-38-13-00002-2030-00011.0

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**THIS QUIT - CLAIM DEED**, executed this 18<sup>th</sup> day of March, 2020, by **BRIAN A. LEARY and JANICE K. KENNEDY NKA JANICE K. LEARY**, as joint tenants with right of survivorship first party, to

**JANICE K. LEARY and BRIAN A. LEARY, Trustees of the JANICE K. LEARY and BRIAN A. LEARY REVOCABLE LIVING TRUST dated March 18, 2020** whose post office address is 438 Quarry Lane, Sebastian, Florida 32958 second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, that the said first party, for and in consideration of the sum of \$ 10.00 , in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying, and being in the County of Indian River, State of Florida, to wit:

Lot 11, Block 203, Sebastian Highlands, Unit 8, according to the Plat thereof, as recorded in Plat Book 6, Page 9, of the Public Records of Indian River County, Florida.

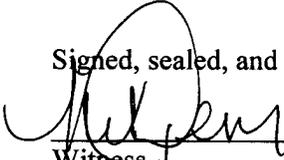
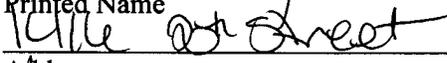
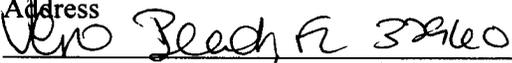
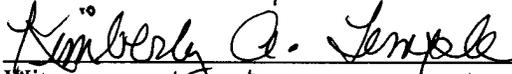
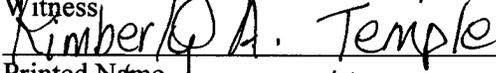
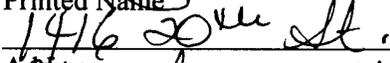
**NOTE TO PROPERTY APPRAISER: The Said Grantor hereby specifically reserves unto themselves a life estate in and to said described premises, with remainder to Grantee, and the right to occupy same during their life; and likewise reserves unto themselves all income and profit of any nature whatsoever derived from described property during their life.**

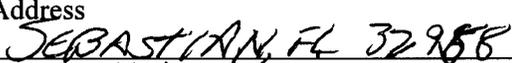
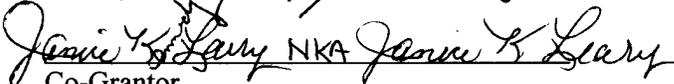
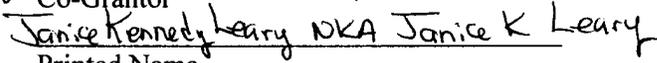
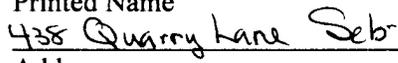
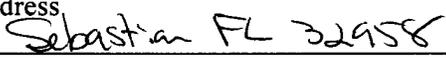
This conveyance is subject to restrictions, reservations, limitations and easements or record, if any; this reference to said restrictions shall not operate to reimpose same.

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

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

Signed, sealed, and delivered in the presence of:

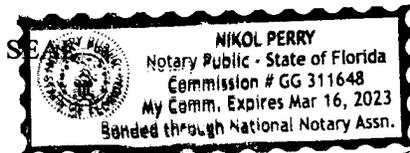
  
 Witness  
  
 Printed Name  
  
 Address  
  
 Address  
  
 Witness  
  
 Printed Name  
  
 Address  
  
 Address

  
 Grantor  
  
 Printed Name  
  
 Address  
  
 Address  
  
 Co-Grantor  
  
 Printed Name  
  
 Address  
  
 Address

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared BRIAN A. LEARY and JANICE K. KENNEDY NKA JANICE K. LEARY to me known to be the person(s) described in and who executed the foregoing Quit-Claim Deed and that they acknowledged before me that they executed the same of their own free will and deed. An oath (was) (was not) taken.

18<sup>th</sup> WITNESS my hand and official seal in the County and State last aforesaid this day of March, AD 2022.



  
NOTARY PUBLIC—STATE OF FLORIDA

Personally known  Produced identification Type of identification produced FDL