

Prepared by:
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Vero Beach, Florida 32960
Tel (772) 217-8120

QUITCLAIM DEED

THIS QUITCLAIM DEED is executed this 14th day of May 2020, by JOSEPH DELUCA, a single man, whose address is 135 22nd Avenue, Vero Beach, Florida 32962 and BARBARA GERTRUDE TONKIN, formerly known as BARBARA G. TONKIN DELUCA, a single woman, whose address is 1750 20th Avenue, Vero Beach, Florida 32960 (hereinafter referred to as "Grantors"), in favor of JOSEPH M. DELUCA, a single man, whose address is 135 22nd Avenue, Vero Beach, Florida 32962 (hereinafter referred to as "Grantee").

Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties of this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations wherever the context permits or requires.

NOW THEREFORE, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to Grantee forever, all the right, title, interest, claim and demand which she has in and to that real property located in Indian River County, Florida, and more particularly described as follows:

Lot 12, Block C, INDIAN RIVER HEIGHTS, Unit 2, according to the plat thereof as recorded in Plat Book 6, Page 25, Public Records of Indian River County, Florida

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 Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

THIS PROPERTY IS BEING CONVEYED PURSUANT TO A CERTAIN FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE AND MARITAL SETTLEMENT AGREEMENT IN CASE NO. 312019DR000646. STATE OF FLORIDA, INDIAN RIVER COUNTY NINETEETH JUDICIAL CIRCUIT. THE CONVEYANCE BY THE FORMER HUSBAND IN INTENDED TO RELEASE ANY AND ALL CLAIMS WHICH HE HAS HAD IN THE PAST, MAY HAVE NOW, OR WOULD HAVE IN THE FUTURE WITH RESPECT TO THE HOMESTEAD LAWS OF THE STATE OF FLORIDA OR ANY OTHER STATE, ACCORDINGLY, NO DOCUMENTARY STAMPS ARE REQUIRED ACCORDING TO THE 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 of the property has been conducted. The scrivener has not provided advice on the subject of taxation, or the legal or non-legal consequences

that may arise as a result of the conveyance; further, the scrivener has not verified the accuracy of the amount of consideration stated to have been exchanged or paid in connection with the conveyance or upon which documentary stamp taxes may have been calculated.

TO HAVE AND TO HOLD unto Grantee and Grantee's heirs, legal representatives, successors, and assigns.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first written above.

Joseph M. DeLuca

Grantor, **JOSEPH M. DELUCA**
Address: 135 22nd Avenue
Vero Beach, Florida 32962

WITNESSES:

[Signature]

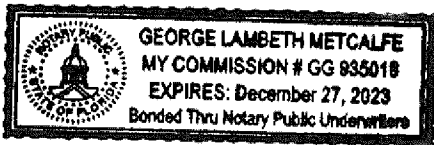
Witness Signature
Print Name: *Jenny M. Flanigan*

[Signature]

Witness Signature
Print Name: *George L. Metcalfe*

STATE OF FLORIDA)
)
COUNTY OF *Indian River*)

The foregoing instrument was acknowledged before me, this *14th* day of May 2020, by JOSEPH M. DELUCA, who is personally known to me or who has produced a Florida driver's license as identification.



[Signature]
NOTARY PUBLIC

George Lambeth Metcalfe
[Print, type or stamp commissioned name of notary or deputy clerk.]

Barbara Tonkin

Grantor, **BARBARA GERTRUDE TONKIN**
Formerly known as Barbara G. Tonkin DeLuca
Address: 1750 20th Avenue
Vero Beach, FL 32960

WITNESSES:

Shutanna McGiff
Witness Signature
Print Name: Shutanna McGiff

Michelle Ting
Witness Signature
Print Name: Michelle Ting

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me, this 15th day of May 2020
by BARBARA GERTRUDE TONKIN formerly known as BARBARA G. TONKIN DELUCA who is personally
known to me or who has produced a Florida driver's license as identification _____.



Michelle Ting
NOTARY PUBLIC
Name of notary or deputy clerk Michelle Ting