

Prepared By and Return To:  
DeWitt Law Firm, P.A.  
607 W Bay St.  
Tampa, FL 33606

Property Appraiser's Parcel I.D. (folio) Number(s): 32-39-31-00001-0070-00004.1

This deed was prepared without the assistance of a title search.

### QUITCLAIM DEED

THIS QUITCLAIM DEED, executed June 17th, 2021, by Alex J Spagnuolo A/K/A Alec J Spagnuolo, whose address is 505 E Harding Street, Orlando, FL 32806, hereinafter called the grantor(s), to Frankie Spagnuolo and Simeon Spagnuolo, wife and husband, whose address is 8580 8th Street, Vero Beach, FL 32968, hereinafter called the grantee(s):

(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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby remises, releases and quit claims unto the grantee, all the right, title, interest, claim and demand which the said grantor has in and to the following described land, situate in ~~Osceola~~ *Indian River* County, Florida, to-wit:

**PARCEL C:**

**Parcel of land being in the East 20 acres of Tract 7, Section 31, Township 32 South, Range 39 East, according to the last general plat of lands of the Indian River Farms Company, as 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, being further described as follows:**

**Commencing at the Southeast corner of said Tract 7, thence along the South line of Tract 7, North 00 degrees 02' 29" West for 30 feet; thence parallel with the south line of Tract 7, South 89 degrees 53' 11" West a distance of 329.86 feet to the Point of Beginning; thence continue South 89 degrees 53' 11" West a distance of 269.65 feet; thence parallel with the East line of Tract 7, North 00 degrees 02' 29" West for 742.00 feet; thence parallel with the South line of Tract 7, North 89 Degrees 53' 11" East a distance of 269.65 feet; thence parallel with said East line, South 00 degrees 02' 29" East a distance of 742.00 feet to the Point of Beginning. LESS and EXCEPT that portion for road right of way as conveyed in Official Records Book, 2327, Page 1368, Public Records of Indian River County, Florida.**

The above described property is not and never was homestead property of the grantor as defined by the laws and constitution of Florida.

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

