

Prepared by and return to:

Cheney Scott
Cornerstone National Title Company
138 West New York Avenue
Suite 1
DeLand, FL 32720
(866) 209-4227
File No 2021-300

Parcel Identification No 31-38-34-00007-0200-00004.0

[Space Above This Line For Recording Data]

QUIT-CLAIM DEED

This indenture made the 15th day of July, 2021 between Stephen Faillace, a single man, whose post office address is 8005 91st Avenue, Vero Beach, FL 32967, of the County of Indian River, State of Florida, and Dennis A. Faillace, a single man, whose post office address is PO BOX 861, San Marcos, TX 78667, of the County of Hays, State of Texas, as Joint Tenants With Rights of Survivorship, Grantor, to Stephen Faillace, a single man, whose post office address is 8005 91st Avenue, Vero Beach, FL 32967, of the County of Indian River, State of Florida, Grantees:

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

LOT 4, BLOCK 20, VERO LAKE ESTATES UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 88, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

THE ABOVE-described property is not the constitutional homestead of Dennis A. Faillace, nor is it contiguous as such.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations, and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Crystal Barker-King
WITNESS
PRINT NAME: **Crystal Barker-King**

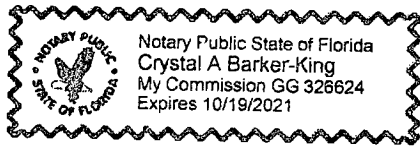
Stephen Faillace
Stephen Faillace

Mike King
WITNESS
PRINT NAME: Mike King

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16 day of July, 2021, by Stephen Faillace.

Crystal Barker-King
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: FLTD

Ashlie N. Garcia

WITNESS

PRINT NAME: Ashlie N. Garcia

Dennis A. Faillace

Dennis A. Faillace

WITNESS

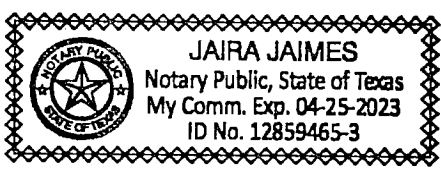
PRINT NAME: Daniel Jaramilla

STATE OF TEXAS

COUNTY OF Hays

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 26th day of July, 2021, by Dennis A. Faillace.

Jaira Jaimes
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: N/A OR Produced Identification: TRDL#44515450
Type of Identification
Produced: _____