

Prepared by and Return to:  
Anthony M. Barbuto, Esquire  
BARBUTO LAW FIRM, P.A.  
12773 Forest Hill Boulevard, Ste. 101  
Wellington, FL 33414  
561/798-2907  
Email address: abarbuto@barbutolaw.com

Consideration: \$10.00  
Property Appraiser I.D.:

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, executed this 30 day of September, 2021, by KRISTEN DIANE BEAUCHESNE and TINA MARIE SCHRECENGOST, as Co-Trustees of the MARIE R. COLEMAN LIVING TRUST dated November 11, 2009, and Restated and Amended on September 25, 2015 and September 30, 2020, respectively, herein called the Grantor/First Party, to KRISTEN DIANE BEAUCHESNE, Grantee/Second Party, whose post office address is: 10478 Polo Lake Drive W., Wellington, FL 33414.

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 the 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 Indian River County, State of Florida, to wit:

**Lots 1, 7, 8, 12, 13, 14 and 15, Block B, Vero Tropical Gardens, Unit 1, according to the map or plat thereof as recorded in Plat Book 4, Page(s) 75, Public Records of Indian River County, Florida.**


**Subject to covenants, restrictions, easements of record and taxes for the current year.**

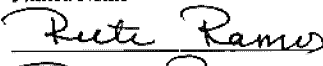
**TO HAVE AND TO HOLD** The same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

**IN WITNESS WHEREOF.** The said First Party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses:

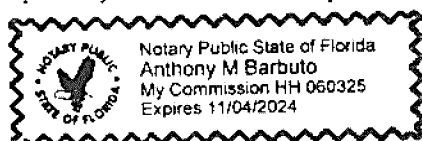
  
Anthony Barbuto  
Printed Name

  
Ruth Ramos  
Printed Name

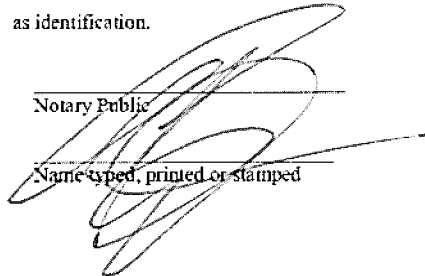
By   
KRISTEN DIANE BEAUCHESNE, Co-Trustee of the Marie  
R. Coleman Living Trust

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9/14/21 by KRISTEN DIANE BEAUCHESNE, Co-Trustee of the Marie R. Coleman Living Trust who is personally known to me or who has produced FL DL as identification.



My Commission Expires: \_\_\_\_\_

  
Notary Public

Name typed, printed or stamped

Witnesses:

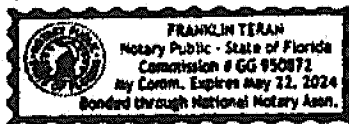
[Signature]  
Sebastian Ndj 95  
Printed Name

[Signature]  
Franklin Teran  
Printed Name

By: [Signature]  
TINA MARIE SCHRECENGOST, Co-Trustee of the Marie  
R. Coleman Living Trust

STATE OF FLORIDA  
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,  
this 11/16/2023 by TINA MARIE SCHRECENGOST, Co-Trustee of the Marie R. Coleman Living Trust, who is  
personally known to me or who has produced Florida drivers Lic as identification.



# 66950872

[Signature]  
Notary Public  
Franklin Teran  
Name typed, printed or stamped

My Commission Expires: MAY 22, 2024