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This instrument prepared by and return to:

Chester Clem, Esq.
CHESTER CLEM, P.A.
2145 15th Avenue
Vero Beach, FL 32960

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 3rd day of November, 2021, **TRIPLE C & T INVESTMENTS, INC., a Florida corporation**, whose address is 4880 43rd Street, Vero Beach, Florida, 32967, first party, to **TRIPLE C & T HOLDINGS, LLC, a Florida limited liability company**, whose mailing address is Post Office Box 5375, Vero Beach, Florida, 32961, second party.

(Wherever used herein the terms "first party" and "second party" shall include, singular and plural, all the parties to this instrument, the heirs, legal representatives, and assigns of individuals, and the successors and 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 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 the County of Indian River, State of Florida, to-wit:

Lots 10 and 11, Block H, CLEMANN ESTATES UNIT NO. 1, according to the map or plat thereof as recorded in Plat Book 3, Page 63, of the Public Records of Indian River County, Florida.

Parcel #33-39-15-00005-0008-00010.0

SUBJECT TO covenants, conditions, restrictions, easements, reservations, limitations, rights-of-way of record, if any, and taxes accruing subsequent to December 31, 2020.

TO HAVE AND TO HOLD the same together with all 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 in equity, to the only proper use, benefit and behoof of the said second party forever.

THIS INSTRUMENT HAS BEEN PREPARED BY THE ABOVE NOTED PARTY WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF LIENS, CLAIMS, OR ENCUMBRANCES OF ANY NATURE OF RECORD, OR WHICH MAY EXIST AGAINST THE PROPERTY.

