

CH-220184-O
This Instrument Prepared By:
Jarrod Turner, Esquire*

After Recording, Please Mail to:
States Title FTS Agency
3900 Lennane Drive, Suite 110
Sacramento, CA 95834

Parcel ID Number: 33-40-31-00001-0010-00009.0
Exempt from documentary stamp tax by Fla. Stat. Section 12B-4.014(2)(b)

QUITCLAIM DEED

This QUITCLAIM DEED is made by and between Patricia Colon, joined in execution by spouse Adolph Colon, and Blanca Jensen, as joint tenants with rights of survivorship, not as tenants in common, whose address is 2358 1st Avenue Southeast, Vero Beach, FL 32962, ("Grantor(s)"), and Blanca Jensen, an unmarried woman, whose address is 2358 1st Avenue Southeast, Vero Beach, FL 32962 ("Grantee(s)").

Grantor(s), for love and affection and \$1, does hereby remise, release, and quitclaim to Grantee(s) the following described real property in Indian River County, Florida:

LOTS 9 AND 10, BLOCK 1, FLORIDA RIDGE SUBDIVISION, AS PER PLAT
THEREOF, RECORDED IN PLAT BOOK 3, PAGE 93, OF THE PUBLIC
RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor(s) by instrument recorded on 09/22/2016 at BK: 2967 PG: 1338 in the records of Indian River County, Florida.

Commonly known as: 2358 1st Avenue Southeast, Vero Beach, FL 32962. This address is provided for informational purposes only.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

To have and to hold the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor(s) either in equity or in law, to the only proper use, benefit, and profit of Grantee(s).

Dated: 16th day of OCTOBER, 2021

[Signature Page Follows]

FILE CH-220184-O

GRANTOR(S):

Blanca Jensen

Witness

Printed Name: Heather McGee

Witness:

Printed Name: Carolyn Griffin

ACKNOWLEDGMENT

STATE OF Florida)

COUNTY OF Indian River)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 16th day of October, 2021, by Blanca Jensen.

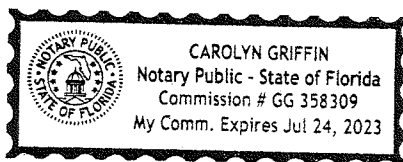
Personally Known _____ OR Produced Identification ☒

Type of Identification Produced Driver license

Notary Public

Printed Name: Carolyn Griffin

My Commission Expires: 7-24-2023



GRANTOR(S):

Adolph Colon

Adolph Colon

Heather McGee

Witness

Printed Name: Heather McGeeCarolyn Griffin

Witness:

Printed Name: Carolyn Griffin

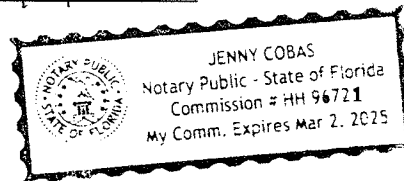
ACKNOWLEDGMENT

STATE OF Florida)COUNTY OF St. Lucie)


The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 15th day of October, 2021, by Adolph Colon.



Personally Known _____ OR Produced Identification ✓Type of Identification Produced fid exp. 11/4/24Jenny Cobas

Notary Public

Printed Name: Jenny CobasMy Commission Expires: March 2, 2025

GRANTOR(S):

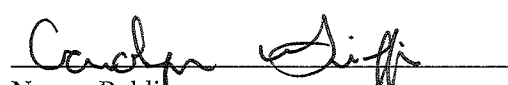
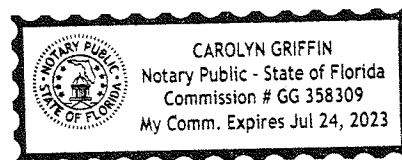

 Patricia Colon


 Witness
Printed Name: Heather McGee

 Witness:
Printed Name: Carolyn Griffin

ACKNOWLEDGMENT

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 October, 2021, by Patricia Colon.

Personally Known _____ OR Produced Identification ✓Type of Identification Produced Driver license

 Notary Public
Printed Name: Carolyn GriffinMy Commission Expires: 7-24-2023

Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Better Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterlawfirm.com, 713-360-6290.