

CH-2201840  
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: 16 <sup>th</sup> day of OCTOBER, 2021

[Signature Page Follows]

FILE CH-220184-O

GRANTOR(S):

Blanca Jensen

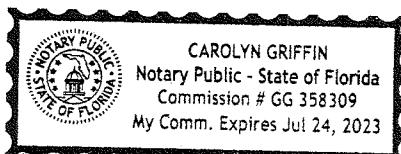
Witness

Printed Name: Heather McGeeSTATE OF Florida )COUNTY OF Indian River )

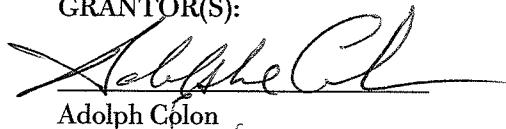
The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 16<sup>th</sup> day of October, 2021, by Blanca Jensen.

Personally Known \_\_\_\_\_ OR Produced Identification ✓  
 Type of Identification Produced Driver license

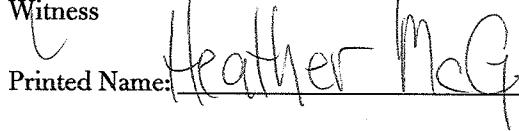
Carolyn Griffin  
 Notary Public  
 Printed Name: Carolyn Griffin  
 My Commission Expires: 7-24-2023

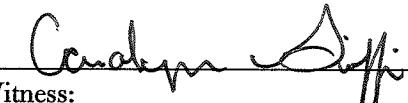


GRANTOR(S):

  
Adolph Colon

Witness

  
Printed Name: Heather McGee

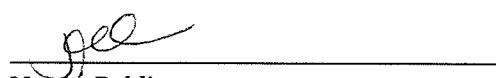
  
Witness:  
Printed Name: Carolyn Griffin

**ACKNOWLEDGMENT**

STATE OF Florida )  
COUNTY OF St. Lucie )

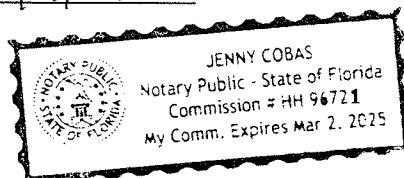
The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 15<sup>th</sup> day of October, 2021, by Adolph Colon.

Personally Known \_\_\_\_\_ OR Produced Identification ✓  
Type of Identification Produced fdi exp. 11/4/24

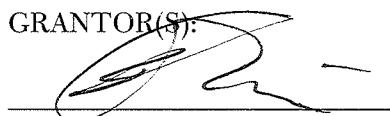
  
Notary Public

Printed Name: Jenny Cobas

My Commission Expires: March 2, 2025



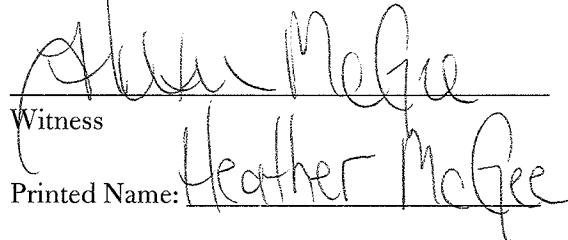
GRANTOR(S):



Patricia Colon

Witness

Printed Name:

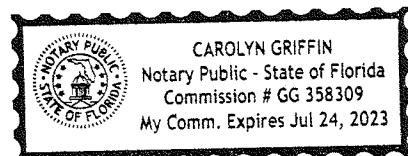


STATE OF Florida )  
 COUNTY OF Indian River )

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

Carolyn Griffin  
 Notary Public  
 Printed Name: Carolyn Griffin  
 My 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: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.