

RECORDING REQUESTED BY:
Kajuana A. Britt

INSTRUMENT PREPARED BY:
Julia Mae Richardson Brown
3235 45th Street
Vero Beach, Florida 32967

(Above reserved for official use only)

RETURN DEED TO:
Kajuana A. Britt
6207 Glenshire Row
Alexandria, Virginia, 22315

SEND TAX STATEMENTS TO:
Kajuana A. Britt
6207 Glenshire Row
Alexandria, Virginia, 22315

Tax Parcel ID/APN # 51012

QUIT CLAIM DEED FOR FLORIDA

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THIS DEED is made this day of February 14, 2022, by and between the "**Grantor**,"

Julia Mae Richardson Brown, an unmarried individual residing at 3235 45th Street, Vero Beach, Florida 32967

AND the "**Grantee**,"

Kajuana A. Britt, an unmarried individual residing at 6207 Glenshire Row, Alexandria, Virginia 22315

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following

described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Indian River county, Florida, subject to any restrictions herein:

Property Address: 3235 45th Street, Vero Beach, Florida 32967

Legal Description: BEG AT NE COR OF NW1/4 OF NE1/4; RUN W 420 FT; S 210 FT TO POB: E 170 FT; N 150 FT MORE OR LESS TO S R/W OF N GIFFORD RD; W 170 FT; S 150 FT TO POB, LESS W 35 FT FOR RD R/W AS OR BK 150 PP 341

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on 2/14/22 (date).

Grantor (or authorized agent)

x/ Julia Brown

Print Name: Julia Mae Brown

WITNESS On this the 14 day of Feb, 2022, the foregoing instrument was sworn to and acknowledged before me by the person(s) known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument: the Grantor(s), Julia Mae Richardson Brown. I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

x/ [Signature]

Date: 2-14-2022

Print Name: Danielle S. Smith

Address: 5220 US Hwy 1, #104
Vero Beach, FL 32967

SECOND WITNESS
 x/ MCS P Reeves
 Date: 2/14/22
 Print Frances D Reeves Name:
 Address: 5220 US HWY, #104
VERO BEACH, FL 32907

NOTARY ACKNOWLEDGMENT

FLORIDA
 COUNTY OF INDIAN RIVER COUNTY

On 2/14/2022 before me, Julia M. Brown, personally appeared **Julia Mae Richardson Brown**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 06/21/2022

[Signature]
 Notary Public, Florida

John M. Kopp



JOHN M. KOPP
 Commission # GG 231360
 Expires June 21, 2022
 Bonded Thru Budget Notary Services