

This instrument prepared by:
Anthony Arcodia, Esq.
Lecce Arcodia
1209 Troy Schenectady Road
Latham, New York 12110

Return to:
MBD Quality Properties, LLC
13 Lori Lane
Latham, New York 12110

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 24th day of February, 2022, by and between **THOMAS J. DUCLOS and MARIBETH DUCLOS, husband and wife**, whose mailing address is 13 Lori Lane, Latham, New York 12110, as **Grantor** and **MBD QUALITY PROPERTIES LLC**, whose mailing address is 13 Lori Lane, Latham, New York 12110, as **Grantee**:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument in the singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor 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:

Lot 14, Block 27 VERO BEACH HIGHLANDS UNIT 2, according to the map or plat thereof as recorded in Plat Book 5 at Page 77 and 78 of the Public Records of Indian River County, Florida.

Parcel Id: 33393600002027000014.0

a/k/a: 2025 Sunrise Drive SW, Vero Beach, FL 32962

This quitclaim deed was prepared without the benefit of a title search.

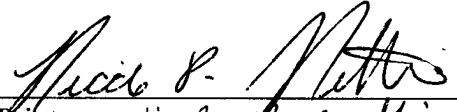
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee in fee simple forever.

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed the day and year first above written.

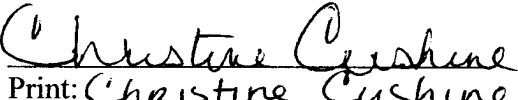
Signed, Sealed and Delivered in the presence of:

Witnesses:

Grantor:


Print: Nicole P. Netti


THOMAS J. DUCLOS


Print: Christine Cushine


MARIBETH DUCLOS

STATE OF New York)
COUNTY OF Albany)

The foregoing instrument was acknowledged before me this 24th day of February, 2022, by THOMAS J. DUCLOS who is personally known by me or who has produced driver's license as identification, and MARIBETH DUCLOS, who is personally known by me or who has produced driver's license as identification.

{SEAL}


Notary Public, State of New York

ANTHONY ARCODIA, JR.
Notary Public, State of New York
Qualified in Albany County
No. 4977447 2/4/23
Commission Expires 2/4/23