

Prepared by and after recording return to:
Lori C. Landrum
Crown Capital Family Office Services
3060 Peachtree Road NE, Suite 1550
Atlanta, Georgia 30305

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

QUITCLAIM DEED

THIS INDENTURE is made as of the 6th day of April 2022, by and between **CHRISTA PIELENZ**, a widowed and unmarried woman, (hereinafter referred to as "Grantor") and **NICOLA PIELENZ DOWLING and STEVEN COLIN DOWLING**, Husband and Wife, having an address of 701 N Swim Club Drive #4B, Vero Beach, Florida 32963, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid at and before the sealing and delivery of these presents (the receipt, adequacy, and sufficiency of which are hereby acknowledged), has granted, bargained, sold, and conveyed and by these presents does hereby grant, bargain, sell, and convey, remise, release, and forever quitclaim unto Grantee all the right, title, interest, claim, or demand, which the Grantor has or may have had, in and to the property more particularly described as:

Lot 149 JOHN'S ISLAND, PLAT #53, according to the plat thereof, and as recorded in Plat Book 14, Page 6, of the public records of Indian River County, Florida.

The property conveyed herein DOES NOT constitute the Homestead of the Grantor. The Grantor resides at 740 Manatee Cove, Vero Beach, Florida 32963

Together with all tenements, hereditaments, and appurtenances there belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple title forever.

SUBJECT TO taxes and assessments for the year 2021 and all subsequent years, all applicable governmental, zoning, and land and restriction of records.

DEED RESTRICTIONS: No trees having a diameter exceeding 12 inches may be removed from the property without the expressed, written consent of the Grantor. There shall be no construction of swimming pool on the property or any erection any fencing on the property by the Grantee, without the expressed, written consent of the Grantor

Parcel ID #: 32-39-12-00012-0000-00149/0

IN WITNESS WHEREOF, Grantor has signed and sealed this Quitclaim Deed as of the day and year written above.

Grantor:

Alici Cole Kirby
Unofficial Witness

Christa PieLenz (SEAL)
CHRISTA PIELENZ,

Susan J. Decker
Unofficial Witness

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

BEFORE ME, the undersigned authority personally appeared **CHRISTA PIELENZ**, who acknowledged the foregoing instrument, and who is personally known to me or who produced US PASSPORT as identification.

Candy Cerjan
Notary Public



My Commission Expires: 2.20.26

(AFFIX STAMP)