

PREPARED BY AND RETURN TO:

Name: Rosemary Vigliano, of
Atlantic Coastal Land Title Company, LLC
Address: 855 21st Street
Suite C
Vero Beach, FL 32960

File No: 2022-6376

Parcel No.: 33-39-01-00005-0100-00017.0

(Space Above This Line For Recording Data)

Quit Claim Deed

THIS QUIT-CLAIM DEED is made as of this **19th** day of **April, 2022**, by **Nicole L. Capra, joined by her husband Timothy J. Capra, ("Grantor")**, whose post office address is **2626 Tropical Avenue, Vero Beach, FL 32960**, given to second party, **Nicole L. Capra and Timothy J. Capra, wife and husband**, whose post office address is **2626 Tropical Avenue, Vero Beach, FL 32960 ("Grantee")**.

WITNESSETH:

For good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in **Indian River** County, Florida, as more particularly described as follows:

Lot 17, Block 10, Royal Park Subdivision, Plat #3, Less that Triangular portion of said Lot 17 being described as beginning at the Northeasterly corner of said Lot 17, run South parallel to the West line of said Lot 17 (also parallel to the centerline of Tropical Avenue) a distance of 98.05 feet to the North right of way of 26th Street; thence run East along the North right of way of 26th Street, a (chord) distance of 49.78 feet to the Southeast corner of said Lot 17; thence run Northwesterly along the East line of Lot 17 a distance of 92.02 feet to the Point of Beginning;

Together with the West 87.01 feet of the South 45 feet of Lot 18, of said Block 10, Royal Park Subdivision, Plat #3; said Plat #3 according to the plat thereof in Plat Book 4 at Page 88, Public Records of Saint Lucie County, Florida; said land now situate, lying and being in Indian River County, Florida.

SUBJECT to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

****SIGNATURE PAGE TO FOLLOW****

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

Signed, sealed and delivered
in the presence of:



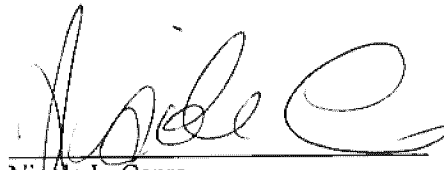
WITNESS
PRINT NAME:

Jason A. Beal

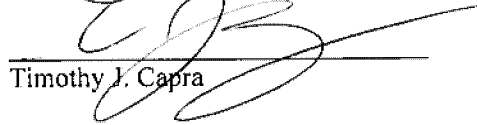


WITNESS
PRINT NAME:

Rosemary Vigliano



Nicole L. Capra



Timothy J. Capra

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of April, 2022, by Nicole L. Capra, joined by her husband Timothy J. Capra.



Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: ☒ OR Produced Identification: ☐

Type of Identification

Produced: _____

