

Return to:

VIDAL ESPINOZA
ESTEBAN RAUL ESPINOZA
VERONICA MORALES ESPINOZA
15200 109th St
Fellsmere, FL 32948

Property Appraiser's Parcel Identification No. 31370000001087500001.0

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THIS QUIT – CLAIM DEED, executed this 26 day of April, 2022, by
VIDAL ESPINOZA aka VIDAL ESPINOZA PENA, first party to

**VIDAL ESPINOZA aka VIDAL ESPINOZA PENA, ESTEBAN RAUL ESPINOZA and
VERONICA MORALES ESPINOZA, Tenants with right of survivorship**, second party,
whose post office address is: 15200 109th ST, Fellsmere, FL 32948; second party;

(Where used herein the terms “first party” and “second party” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor assigns of corporations, wherever the context so admits or requires.)

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

A parcel of land containing Tract 876 and the West 89.04 feet of the Tract 875, of plat of Fellsmere Farms Company's subdivision of all unsurveys Part of Township 31 South, Range 37 East, according to the Plat thereof filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida in Plat Book 2, Pages 1 and 2. Said land now lying and being in Indian River County,

Subject to and together with an easement for drainage, ingress, egress and maintenance, over and across the North 30 Feet of above described property.

Subject to and together with, an ingress, egress and maintenance easement 20 Feet in width on either side and adjacent to all existing Fellsmere Water Control District ditches according to the Plat of Fellsmere Farms Company as recorded in Plat Book 2, Page(s) 1

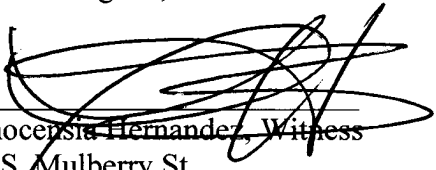
and 2, Public Records of St. Lucie County, Florida: said land now lying and being in Indian River County, Florida.


Subject to and together with, all rights-of-way, common areas and easements as conveyed to Florida Atlantic Citrus Property Owner's Association, Inc., recorded in Official Records Book 904, Pages 2649, Public Records of Indian River County, Florida.

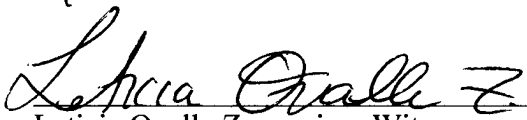
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the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

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year above written.

Signed, sealed and delivered in the presence of:


Inocensia Hernandez, Witness
9 S. Mulberry St
Fellsmere, FL 32948


VIDAL ESPINOZA aka VIDAL ESPINOZA
PENA, Grantor
15200 109th Street
Fellsmere, FL 32948


Leticia Ovalle Zamarripa, Witness
9 S. Mulberry St
Fellsmere, FL 32948

STATE OF FLORIDA
COUNTY OF INDIAN RIVER


I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the state and County aforesaid to take acknowledgements personally appeared VIDAL ESPINOZA aka VIDAL ESPINOZA PENA to me known to be the person(s) described in and who executed the foregoing Quit-Claim Deed and that they acknowledged before me that they executed the same of their own free will and deed. Personally Known.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of April, AD, 2022.

SEAL



Inocensia Hernandez
Comm. # GG996238
Expires: Oct. 21, 2023
Bonded Thru Aeron Notary


NOTARY PUBLIC --- STATE OF FLORIDA