

Prepared By:

Roger LaJoie

Esq

Record and return to:

Cindi Dixon

11402 SW Northland Dr

Port Saint Lucie, FL 34987

Parcel ID #: 33-40-18-00002-0120-00103.0

This Space for Recording

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this day of December 2, 2022, between Bobbie Curnutt and Virginia Curnutt, husband and wife, whose address is 12 Vista Gardens Trail, Apt. #103, Vero Beach, Florida, 32962, **Grantor**, and Bobbie Curnutt and Virginia Curnutt, husband and wife, and Cindi Dixon, a married adult, as Joint Tenants **With** Right Of Survivorship, whose address is 12 Vista Gardens Trail, Apt. #103, Vero Beach, Florida, 32962, **Grantee**.

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt **whereof is** hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, all of its interest in the following described land, situate, lying and being in the County of Indian River, State of Florida, to wit:

Unit No. 103 of Building No. 12 of Vista Gardens f/k/a Vista Royale Gardens, a condominium, all as set forth in the Declaration of Condominium and the exhibits attached thereto and forming a part thereof, dated March 13, 1981 and recorded March 17, 1981 in Official Records Book 618, Page 2216, Public Records of Indian River County, Florida, as amended; together with all appliances and the air conditioning unit serving said unit and all amendments thereto, of the Public Records of Indian River County, Florida. **The** above description includes, but is not limited to, all appurtenances to the condominium unit above described, including **the** undivided interest in the common elements of said condominium.

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

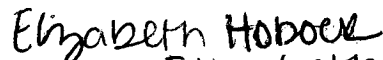
Subject to: Restrictions, Reservations, Easements and Covenants of Record if any PROVIDED HOWEVER that this reference shall not operate to reimpose same.

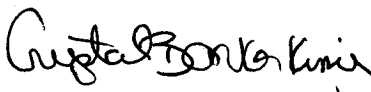
Subject to: Taxes for the current year and subsequent years.

SCRIVENER HAS NOT EXAMINED TITLE TO THIS PROPERTY AND MAKES NO REPRESENTATIONS AS TO THE STATUS THEREOF.


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 Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever

IN WITNESS WHEREOF the Grantor has hereunto set Grantor's hand and seal the day and year first above written


Printed Name **Elizabeth Hobock**
Witness


Printed Name **Crystal Barker King**
Witness

State of Florida


Bobbie Curnutt


Virginia Curnutt

County of Indian River

Dec. 2nd

I HEREBY CERTIFY that on this day of ~~March~~, 2022, the foregoing instrument was acknowledged before me, the undersigned authority,

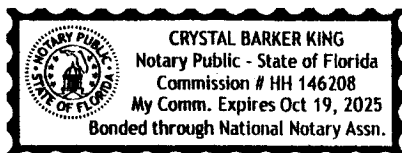
by means of

✓ physical presence; or by means of online notarization, by Bobbie Curnutt and Virginia Curnutt who produced *FLID'S*

who are personally known to me.

as identification or;

WITNESS my hand and official seal in the county and state and on the date aforesaid.



Crystal Barker King
Notary Public
State of Florida
My Commission Expires: *10/19/2025*