

Recording prepared by:

Biran C. Herndon, PA  
916 20<sup>th</sup> Place  
Vero Beach, FL 32960

and when recorded, please return this deed and tax statements to:

Sam's House of Vero LLC  
Samuel Lidstrom, MMBR  
900 20th Place  
VERO BEACH, FL 32960

doc stamps .70

Above reserved for official use only

Property Appraiser's Parcel ID # 33-40-21-00005-0000-00038/0

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**QUITCLAIM DEED**

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**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Samuel Lidstrom and Agnetha Lidstrom, whose post office address is 900 20th Place, VERO BEACH, FL 32960, ("Grantor"), hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Sam's House of Vero LLC, A Limited Liability Company organized under the law of the State of Florida ("Grantee"), all right, title, interest and claim to the following real property in the County of Indian River, State of Florida with the following legal description:

**MOORINGS UNIT 4 PBI 8-72 A LOT 38; LESS THAT DESC POR FOR RD R/W AS IN OR BK 2638 PG 2216, according to the plat thereof, as recorded in the Public Records of Indian River County, Florida.**

SUBJECT to taxes for the current year and subsequent years, and easements and restrictions of record, if any, however this reference shall not serve to reimpose same.

The preparer of this instrument was neither furnished with, nor required to review, an abstract on the above described property and therefore express no opinion as to the condition of the Title.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

AND the grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing to subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set hand and seal on the day and year first above written.

GRANTOR:

Samuel Lidstrom  
Samuel Lidstrom

Agnetha Lidstrom  
Agnetha Lidstrom

Signed in our presence:

Maribel Robinson  
(Witness Signature)

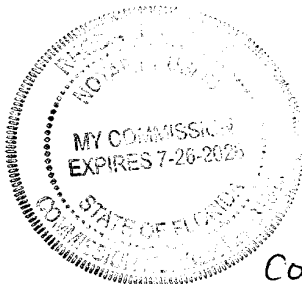
Maribel Robinson  
Witness Print Name

Jani Jelmy  
(Witness Signature)

Jani Jelmy  
Witness Print Name

State of FLORIDA )  
County of Indian River ) ss

The foregoing instrument was acknowledged before me on 12-05-22 by Samuel Lidstrom & Agnetha Lidstrom who is/are personally known by me or who has/have produced: \_\_\_\_\_ as identification and who did not take an oath.



Rhoda M. Jelmy  
Signature of Notary Public

Rhoda M. Jelmy  
Printed Name of Notary

Commission # HM281645  
expires 7-26-2026