

Prepared by and Return to:
Jennifer R. Denorio, Esquire
THE ESTATE, TRUST & ELDER LAW FIRM, P.L.
2940 S 25th Street
Fort Pierce, FL 34981

PARCEL ID#: 33-38-02-00009-0240-00002/0

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 23rd day of February, 2023 by **Janice Riddle Griffin**, a married woman, whose post office address is: 3506 Walking Stick Way, Auburn, GA 30011, (hereinafter called the "Grantor"), to **Susan Kathleen Riddle**, a single woman, whose post office address is: 2124 Timberlake Circle, Unit 2, Vero Beach, FL 32966, (hereinafter referred to as the "Grantee").

Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof does hereby acknowledge, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, **any and all interest** that the Grantor has in that certain land situate in Indian River County, Florida, to wit:

Lot 3 and the West 17.5 feet of Lot 2 Timberlake Subdivision PB 22, PG 68, in the Public Records of Indian River County, Florida.

Subject to all other restrictions, easements and encumbrances of record provided this recitation shall not act to reimpose the same.

The property conveyed herein is not the homestead of the Grantor, nor is it contiguous to the Grantor's homestead.

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination. By the delivery (by Grantor) and acceptance (by Grantee) of this deed, the Grantor and Grantee agree to indemnify and hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a search of the public records.

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

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

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

Grantor:

Janice Riddle Griffin
Janice Riddle Griffin, Grantor

Signed, sealed and delivered in the presence of:

Kaleb Duax
(Signature of Witness 1)

Kaleb Duax
(Printed Name of Witness 1)

Joirean Creel
(Signature of Witness 2)

Joirean Creel
(Printed Name of Witness 2)

STATE OF GA)

)ss.

COUNTY OF GWINNETT)

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 28th of February, 2023, by Janice Riddle Griffin, who produced D.L. 046929107 as identification.

[Signature]
Notary Public

