

Prepared by:  
Todd Schrader  
Julie Schrader  
713 W Filer St  
Ludington, MI 49431

Return to:  
Terry Diehl  
1314 E Las Olas Blvd  
Suite #2581  
Ft Lauderdale, FL 33301

### Quitclaim Deed

This indenture, made this 21 day of March A.D. 2023, between the grantor, Todd M Schrader and Julie K Schrader, husband and wife, Trustees of the Schrader Trust dated February 16, 2004 whose post office address is 713 W Filer St, Ludington MI 49431.

and the grantee,  
Terry Diehl, whose post office address is  
1314 E Las Olas Blvd Suite 2581, Ft Lauderdale, FL 33301.

(Wherever used herein, the terms "Grantor" and "Grantee" shall include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)  
WITNESSETH: That the said grantor, for and in consideration of the sum of \$10.00 (ten)

in hand paid by the grantee, the receipt whereof is hereby acknowledged, has remised, release, and quitclaimed to the grantee the following described land situate in Indian River County, Florida, to wit:  
MOORINGS UNIT 2 LOT 91 PBI 8-28

Property Appraiser's Parcel Identification No.: 33-40-27-00006-0000-00091.0  
Street address: 2036 WINDWARD WAY VERO BEACH, FL 32963  
Source of title:  
Plat Book 8, Pages 28 through 28C, Public Records of Indian River County, Florida

Grantor warrants that at the time of this conveyance, the subject property  is  is not the grantor's homestead property within the meaning set forth in the Constitution of the State of Florida.

In witness whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Ryan Schrader  
 Witness 1 signature as to grantor  
 Ryan Schrader  
 Printed name  
Emily Robinson  
 Witness 2 signature as to grantor  
 Emily Robinson  
 Printed name

Todd Schrader  
 Signature of grantor  
 Todd M Schrader  
 Printed name  
 713 W Filer St  
 Street address  
 Ludington, MI 49431  
 City, State, ZIP

Ryan Schrader  
 Witness 1 signature as to co-grantor (if any)  
 Ryan Schrader  
 Printed name  
Emily Robinson  
 Witness 2 signature as to co-grantor (if any)  
 Emily Robinson  
 Printed name

Julie Schrader  
 Signature of co-grantor (if any)  
 Julie K Schrader  
 Printed name  
 713 W Filer St  
 Street address  
 Ludington, MI 49431  
 City, State, ZIP

**Certificate of Acknowledgment of Notary Public**

STATE OF Nevada )  
COUNTY OF Clark )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 21 day of March, 2023, by Todd M Schrader and Julie K Schrader who is  personally known to me or  who has produced Driver License as identification, regarding the attached instrument described as Quit Claim Deed and to whose signature this notarization applies.

Notary Public: Norma Jean Becker  
Print name: JEAN BECKER  
My commission expires: 09/20/2026

