

**QUIT-CLAIM DEED**

Prepared by and Return to:

Clarence Yates  
3039 Golf View Drive  
Vero Beach, FL 32960

Property Appraisers Parcel Identification (Folio) Number(s): 32-39-36-00009-0010-00020/0

**THIS QUIT-CLAIM DEED**, executed this 28<sup>th</sup> day of February, 2023, by

CLARENCE YATES and CHRISTINA YATES, first parties to

CLARENCE YATES, a single man, whose address is: 3039 Golf View Driver, Vero Beach, Florida 32960,  
second party:

**WITNESSETH**, that the said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which 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:

Lot 20, Block 1, Country Club Pointe Unit No. 2, according to the map or plat thereof, as recorded in  
Plat Book 4, pages 60, Public Records of in Indian River County, Florida

(Transfer of this property is being made pursuant to the terms of a Final Judgment of Dissolution of Marriage entered by the Indian River County Courthouse on 312021DR000581

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 purpose use, benefit and behalf of the said second party forever.

This deed has been prepared without benefit of title insurance or title search at the direction of the first party and second party, and the parties acknowledge that there have been no representations or warranties of title

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

Signed, sealed and delivered in the presence of:

Amanda Greene1<sup>st</sup> Witness SignatureAmanda GreenePrinted Name of 1<sup>st</sup> WitnessLaura Perkins2<sup>nd</sup> Witness SignatureLaura PerkinsPrinted Name of 2<sup>nd</sup> WitnessClarence Yates

CLARENCE YATES

P.O. Address: 3099 Golf View Drive,  
Vero Beach, FL 32968STATE OF FLORIDA }  
COUNTY OF Indian River }

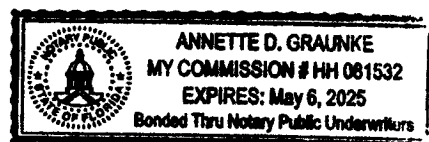
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared CLARENCE YATES, to me known personally or who produced \_\_\_\_\_ as identification and who did take an oath and who executed the foregoing Quit-Claim Deed and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid on this 28 day ofFebruary, 2023.Annette D. Graunke

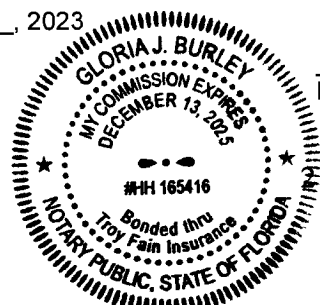
Notary Signature

[Signature]1<sup>st</sup> Witness SignatureRobert W. [Signature]Printed Name of 1<sup>st</sup> WitnessChristina Yates

CHRISTINA YATES

P.O. Address: 2676 Tropical Ave  
Vero Beach, FL 32960[Signature]2<sup>nd</sup> Witness SignatureWilliam HolmanPrinted Name of 2<sup>nd</sup> WitnessSTATE OF FLORIDA }  
COUNTY OF IRC }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared CHRISTINA YATES, to me known personally or who produced \_\_\_\_\_ as identification and who did take an oath and who executed the foregoing Quit-Claim Deed and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid on this 28 day ofFebruary, 2023

Notary Signature

[Signature]