

Prepared By: All Paralegal Services, LLC  
105 10th Avenue  
Vero Beach, FL 32962

**QUIT CLAIM DEED**

Property Appraiser's Parcel Identification No. 3120190017850

This Quit Claim Deed, Executed this 23 day of May, 2023,

Between Ben Lu Chen, Father Grantor, and  
*(grantor name)*

Ben Lu Chen, father and Bryan Chen, Son  
*(grantee name)*

whose post office address is 1030 S 13th Square, Vero Beach, FL 32962, Grantee

Witnesseth, That the said Grantor, for and in consideration of the sum of \$ 1.00 dollars, and other good and valuable consideration in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and quit-claim unto the said Grantee and Grantees heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River, State of Florida to wit: Lot 13, Hickory Sands, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 64, of the Public Records of Indian River County, FL.

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 signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:

Charante Mincey  
Witness Signature

Charante Mae Mincey  
Witness Printed Name

Crocket McMillan  
Witness Signature

Crocket McMillan  
Witness Printed Name

[Signature]  
Signature of Grantor

Grantor Printed Name & Post Office Address

CHEN BEN LLC  
1030 South 13<sup>th</sup> sq

Cherita Mincey  
Witness Signature

Charol Mae Mincey  
Witness Printed Name

Crocket McMillin  
Witness Signature

Crocket McMillin  
Witness Printed Name

[Signature]  
Signature of Grantor

Grantor Printed Name & Post Office Address  
ATU BZN CC  
1030 S 13<sup>th</sup> square  
Vero Beach FL 32960

STATE OF FLORIDA  
COUNTY OF Indian River County

The foregoing instrument was acknowledged before me this 23 day of May, 2023,  
by Bon Lu Chen, who is personally known to me or has  
produced DL as identification and who did/did not take an oath.



Ruth L. McMillin  
Signature of Notary

Ruth L. McMillin  
Printed Name