

PRERARED BY AND RETURN TO

Cheryl Turner, 3217 Astor Avenue, Vero Beach, Florida 32966

Quitclaim Deed

THIS QUITCLAIM DEED, Executed on 5 day of JUNE 2023 by that first party, Grantor, Bernice Loiacono, whose post office address is 3217 Astor Avenue, Vero Beach, Florida 32966 to the second party, Grantee, Cheryl Turner, whose post office address is 3217 Astor Avenue, Vero Beach, Florida 32966 Grantor conveys a 50% interest in named property to her daughter, Cheryl Turner, A MARRIED WOMAN, AS SOLE AND SEPARATE PROPERTY, now holding the property as JOINT TENNANTS WITH ~~RIGHTS~~ ^{Bernice Loiacono} OF SURVIVORSHIP, for the sum of one dollar, paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto said second party forever, all the ^{B L} right, title, interest and claim which the said first party has in the described parcel of land and improvements and appurtenances thereto in the county of INDIAN RIVER state of FLORIDA to wit

Lot No. 110, WOODFIELD P.D., PHASE 3 according to the Plat thereof, as recorded in Plat Book 20 at Page 58, of the Public Records of Indian River County, Florida
Parcel# 32393200018000000110 0

This deed has been prepared without the benefit of a title search pursuant to the instruction of the parties

Subject to the conditions, restrictions reservations limitations and easements of record, without intending to reimpose same to applicable zoning regulations and government regulations if any and to taxes for the current year and subsequent years

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

AND the Grantor hereby covenants with said Grantee that she is lawfully seized of said land in fee simple that she has good right, full power and lawful authority to sell and convey said land, and that she hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming by through or under the Grantor

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

Signed, sealed and delivered in our presence

Christette Avery
Print name *Christette Avery*

GRANTOR

Bernice Loiacono
Bernice Loiacono, a single woman
BERNICE LOIACONO

Julie Ziegler
Print name *Julie Ziegler*

STATE OF FLORIDA, COUNTY OF INDIAN RIVER Acknowledged before me by means of physical presence on June 5, 2023 by Bernice Loiacono, a single woman, whose identity is known to me or who has produced Florida Driver License as identification and who did/did not take an oath

Sheryl M Gent Notary Public
My Commission Expires 6/8/2025



Sheryl M Gent
Notary Public
State of Florida
Comm# HH139751
Expires 6/8/2025