

Return to:

Rosa Catalina Giron
895 29th Court
Vero Beach, Florida 32960

This instrument prepared by:

Rebecca A. Temple
1416 20th Street
Vero Beach, Florida 32960
(772) 778-0021

Property Appraiser's Parcel Identification No.: 33-39-10-00029-0000-00005/0

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GENERAL WARRANTY DEED

THIS INDENTURE, made 7th day of June, 2023, between **JOSE GUEVARA, a single adult and ROSA GUEVARA, nka, ROSA CATALINA GIRON, a single adult**, of the County of Indian River, State of Florida, Grantor, **and ROSA CATALINA GIRON, a single adult, for a life estate**, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any to, **ANGIE GUEVARA;** whose address is 895 29th Court, Vero beach, Florida 32960, **and MATTHEW GUEVARA, as joint owners with full rights of survivorship.**

WITNESSETH, that the said first party, for and in consideration of the sum of \$ 10.00 , in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all right, title, interest, claim, and demand which the 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 5, Timberwood Estate Subdivision, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 34, of the Public Records of Indian River County, Florida.

This conveyance is subject to restrictions, reservations, limitations and easements or record, if any; this reference to said restrictions shall not operate to reimpose same.

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 proper use, benefit and behoof of the said second party forever.

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

Signed, sealed, and delivered in the presence of:

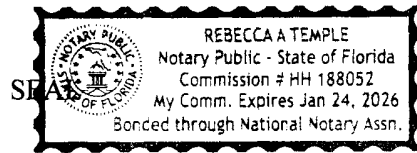
Rebecca Temple
 Witness
Rebecca A. Temple
 Printed Name
1416 20th St
 Address
VERO BEACH, FL 32960
Kimberly A. Temple
 Witness
Kimberly A. Temple
 Printed Name
1416 20th St.
 Address
VERO BEACH, FL 32960

Jose Guevara
 Grantor
Jose Guevara
 Printed Name
4686 49th AV
 Address
VERO BEACH FL 32967.
RCG
 Co-Grantor
Rosa Catalina Giron
 Printed Name
895 29th Ct
 Address
VERO BEACH FL 32960

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared JOSE GUEVARA and ROSA CATALINA GIRON to me by means of [] physical presence or [] on line notarization known to be the person(s) described in and who executed the foregoing Quit-Claim Deed and that they acknowledged before me that they executed the same of their own free will and deed. An oath (was) (was not) taken.

7th WITNESS my hand and official seal in the County and State last aforesaid this JUNE day of JUNE, AD 2023.



Rebecca Temple
 NOTARY PUBLIC—STATE OF FLORIDA

 Personally known / Produced identification Type of identification produced Florida DL