

Return to:

Joseph F. Tobin, Jr.  
714 Barker Street  
Sebastian, Florida 32958

This instrument prepared by:

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

Property Appraiser's Parcel Identification No.: 31380100003045000017.0

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**THIS QUIT - CLAIM DEED**, executed this 22<sup>nd</sup> day of September 2013, by  
**JOSEPH F. TOBIN, JR., a married man**  
first party, to

**JOSEPH F. TOBIN, JR. and TERESA M. TOBIN, husband and wife, and MARY  
FRANCES TOBIN, a single adult, as joint owners with full rights of survivorship**  
whose post office address is 714 Barker Street, Sebastian, Florida 32958  
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs,  
legal representatives, and assigns of individuals, and the successor assigns of corporations, wherever the context so  
admits or requires.)

**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 17, Block 45, Sebastian Highlands Unit 2, according to the map or plat thereof as  
recorded in Plat Book 5, Page 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:

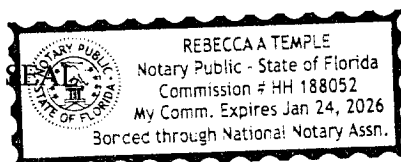
Rebecca A. Temple  
 Witness  
Rebecca A. Temple  
 Printed Name  
1416 20th St  
 Address  
VERO BEACH FL 32940  
Robert Marshbanks  
 Witness  
Robert Marshbanks  
 Printed Name  
1426 20th St  
 Address  
VERO BEACH FL 32940

Joseph F. Tobin Jr  
 Grantor  
Joseph F. Tobin Jr  
 Printed Name  
714 Barker St.  
 Address  
Sebastian FL 32958  
 Co-Grantor  
 Printed Name  
 Address

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 **JOSEPH F. TOBIN, JR.** 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.

22nd WITNESS my hand and official seal in the County and State last aforesaid this  
 day of September, AD, 2023



Rebecca A. Temple  
 NOTARY PUBLIC—STATE OF FLORIDA

\_\_\_\_ Personally known ☒ Produced identification

Type of identification  
 produced Florida DL