

Prepared by and return to:
Lulich & Attorneys, P.A.
1069 Main Street
Sebastian, FL 32958
(772) 589-5500

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 2 day of October, 2023, between **Ann Charlotte Easterwood, a single woman**, whose post office address 451 Grove Isle Circle, Vero Beach, FL 32962, hereinafter called the **grantor(s)**, to **Ann Charlotte Easterwood, Trustee of the Ann Charlotte Easterwood Trust dated October 2, 2023**, whose post office address 451 Grove Isle Circle, Vero Beach, FL 32962, hereinafter called the **grantee(s)**.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Unit 451, Building 22, of Grove Isle at Vero Beach, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 723, Page(s) 711, and all subsequent amendments thereto, together with it undivided share in the common elements, in the Public Records of Indian River County, Florida.

Parcel Identification Number: 33403000008022000451.0

Property Address: 451 Grove Isle Circle, Vero Beach, FL 32962

This Deed was prepared without benefit of a title search and no warranty as to status of title or otherwise is made by preparer.

This deed is made for Estate Planning purposes and the property was and remains the Homestead of the Grantor(s).

Full power and authority are conferred upon the Grantees to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests. It being the intent of the Grantors to vest in the Trustees full rights of ownership as authorized by contemplated by Section 689.71, Florida Statutes.

Furthermore, the terms of the Trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011, thereby entitling any real property transferred to the Trust to homestead status.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

Daniella Roldan

Witness

Printed Name: Daniella Roldan

Ann Charlotte Easterwood

Ann Charlotte Easterwood

Shirley A. Wood

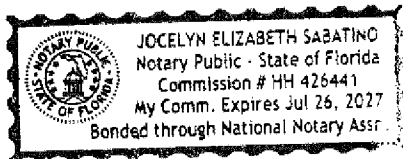
Witness

Printed Name: Shirley A. Wood

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of October, 2023, by **Ann Charlotte Easterwood** who is personally known or has produced a drivers' license as identification.

[Seal]



Jocelyn Sabatino

Notary Public

Print Name: Jocelyn Sabatino

My Commission Expires: 7/26/2027