

Prepared By:

Mary Kate Clem, Esq.  
Block & Scarpa  
601 21<sup>st</sup> Street, Suite 401  
Vero Beach, FL 32960

Tax Parcel ID Number: 33381100001009000001.0

## QUITCLAIM DEED

**THIS QUIT CLAIM DEED**, dated as of January 11<sup>th</sup> 2024, by **Steven Bergamino**, an unmarried adult, having a mailing address of 1175 82<sup>nd</sup> Avenue, Vero Beach, Florida 32966, (hereinafter "Grantor"), and **Steven Bergamino, individually and as Trustee of the Steven Bergamino Revocable Trust**, a revocable trust formed under the laws of the State of Florida, under agreement dated December 21, 2021, and having a mailing address of 1175 82<sup>nd</sup> Avenue, Vero Beach, Florida 32966 (hereinafter "Grantee").

**WITNESSETH**, that the Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, convey, transfer, bargain, sell and remise, release and quitclaim unto the Grantee, and the successors and assigns of the Grantee forever,

**ALL** the right, title, interest, and claim which the Grantor has in and to the following described parcel of land, located in Indian River County, Florida, to wit:

**That portion of Tract 9, Section 11, Township 33 South, Range 38 East, according to the last general plat of lands of the INDIAN RIVER FARMS COMPANY SUBDIVISION, as recorded in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida; said lands now lying and being in Indian River County, Florida, being more particularly described as follows:**

**Commencing at the East ¼ corner of Section 11, Township 33 South, Range 39 East, go North 89°04'02" West 466.89 feet; Thence South 01°16'49" West 30.00 feet to the point of beginning; Thence South 01°16'49" West 436.69 feet; Thence South 89°04'02" East 426.69 feet; Thence North 1°16'49" East 436.69 feet; Thence North 89°04'02" West 426.69 feet to the point of beginning. All lying and being in Indian River County, Florida.**

**THE PREPARER** of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

**GRANTOR** and Grantee are the same parties in interest and, therefore, minimum documentary stamp taxes are attached.

**TO HAVE AND TO HOLD** the same in fee simple forever;

**TOGETHER** with all rights, titles and interests, if any, of the Grantor in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent, abutting or contiguous to the above described premises, and all condemnation awards, reservations, and remainders, and together with each and every right, privilege, hereditament, and appurtenance in anywise incident or appertaining to the above described premises.

The conveyance made hereby are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Indian River County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Full power and authority are conferred upon Grantee, as trustee(s), to protect, conserve, sell, convey, lease, grant, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee(s) of the **Steven Bergamino Revocable Trust dated December 21, 2021** (the "Trust") full rights of ownership as authorized by § 689.073, Fla. Stat.

Further, 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 and this deed will be recorded in compliance with § 196.031(1), Fla. Stat., thereby entitling any real property transferred to the Trust to homestead exemption status if all of such requirements are met.

Specifically, the terms of the Trust provide the Grantor with the right to reside at the property for the Grantor's lifetime and to continue to claim the property as the Grantor's primary residence and preserve in the Grantor the requisite beneficial interest and present possessory right of possession in and to such real property to comply with § 196.031, Fla. Stat., so that such possessory right constitutes, in all respects, equitable title to real estate as that phrase is used in § 6, Article 7 of the Constitution of the State of Florida.

Taxes for the current year have not been prorated and are assumed by Grantee.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor has duly executed this Quitclaim Deed on the date and year first above written.

Signed, Sealed and Delivered in presence of

*Dianna V. Boulston*  
Print: DIANNA V. BOULSTON  
Address: 601 21ST STREET, STE 401  
VERO BEACH, FL 32960

*Steven Bergamino*  
Steven Bergamino

*Shannon E. Holzmann*  
Print: Shannon E. Holzmann  
Address: 601 21st Street, Suite 401  
Vero Beach, FL 32960

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online-notarization this 11 day of January, 2024, by Steven Bergamino, Grantor, who is personally known to me or has produced a \_\_\_\_\_ as identification.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on January 11, 2024.

*MK Clem*  
NOTARY PUBLIC  
My Commission Expires: 4/14/2024

