3120240011689 RECORDED IN THE RECORDS OF RYAN L. BUTLER, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL
BK: 3683 PG: 1678, 3/13/2024 10:07 AM D DOCTAX PD $0.70

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** 12th **day of** March, **2024,** by first party, **Susan Lee Wise and Carl Philip Wise, husband and wife, post office address, 1517 Crowberry Lane, Sebastian, Florida 32958,** hereinafter called the **grantors,** to second party, **Carl Philip Wise and Susan Lee Wise, Trustees of the Carl Philip Wise and Susan Lee Wise Trust dated December 7, 2011, post office address is 1517 Crowberry Lane, Sebastian, Florida 32958,** hereinafter called **the grantee.**

(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 first party, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to the second party 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:

Lot 19 and 20, Block 287, Sebastian Highlands, Unit 10, according to the map or plat thereof, as recorded in Plat Book 6, Page 37, of the Public Records of Indian River County, Florida.

**Parcel Identification Number:** 31382400001287000019.0

**Property Address: 1517 Crowberry Lane, Sebastian, Florida 32958**

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:

Witness
Printed Name: Marilyn Wright
1069 Main Street, Sebastian, FL 32958

Witness
Printed Name: Jocelyn Sabatino
1069 Main Street, Sebastian, FL 32958

**Carl Philip Wise**

Witness
Printed Name: Marilyn Wright
1069 Main Street, Sebastian, FL 32958

Witness
Printed Name: Jocelyn Sabatino
1069 Main Street, Sebastian, FL 32958

**Susan Lee Wise**

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of [x] physical presence or [_] online notarization, this 12th day of March, 2024, by **Carl Philip and Susan Lee Wise,** who [_] are personally known or [x] have produced a drivers' license as identification.

[Seal]

Notary Public
Print Name: Marilyn Wright
My Commission Expires: 05-07-2027

MARILYN WRIGHT
Notary Public-State of Florida
Commission # HH 378899
My Commission Expires
May 07, 2027