

Prepared By and Return To:
Darryl J. Jacobs, Esq.
1935 32nd Avenue
Vero Beach, FL 32960

Property I.D. # 3339210001100000099.0

This Quit Claim Deed executed this 18th day of March, 2024, by **DOUGLAS COX a/k/a DOUGLAS D. COX and JANET HJELMGREN a/k/a JANET L. HJELMGREN, his wife**, hereunder known as the Grantor, whose post office address is 4705 Josephine Manor SW, Vero Beach, FL 32968, to **DOUGLAS D. COX and JANET L. HJELMGREN, as Co-Trustees of the Douglas D. Cox Trust dated the May 23, 2019 as to a One-Half (1/2) interest and JANET L. HJELMGREN and DOUGLAS D. COX, as Co-Trustees of the Janet L. Hjelmgren Trust dated the May 23, 2019 as to a One-Half (1/2) interest**, hereunder known as the Grantee, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, pursuant to F.S. 689.071, whose post office address is 4705 Josephine Manor SW, Vero Beach, FL 32968:

Witnesseth, That the said Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said Grantee forever, all the right, title and interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Indian River, State of Florida, to wit:

Lot 99, of LEGEND LAKES, P.D. PHASE I, according to the Plat thereof, as recorded in Plat Book 16, Page 87, of the Public Records of Indian River County, Florida.

SUBJECT TO: Taxes and assessments for the year 2024 and all subsequent years.
SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

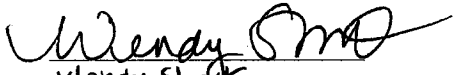
This instrument has been prepared without examination or opinion of title.


*****NOTE TO PROPERTY APPRAISER:** The said Grantors hereby specifically reserves unto themselves a life estate in and to said described premises, with remainder to Grantee, and the right to occupy same during their life; and likewise reserves unto themselves all income and profit of any nature whatsoever derived from described property during their life.

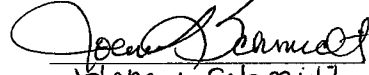
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

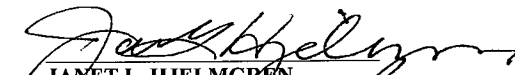
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

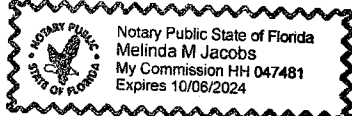

Wendy Shedd
1935 32nd Ave, Vero Beach, FL 32960


DOUGLAS D. COX
4705 Josephine Manor SW, Vero Beach, FL 32968


Janene L. Schmidt
1935 32nd Ave, Vero Beach, FL 32960
STATE OF FLORIDA
COUNTY OF INDIAN RIVER


JANET L. HJELMGREN
4705 Josephine Manor SW, Vero Beach, FL 32968

The foregoing instrument was acknowledged before me this 18th day of March, 2024, by DOUGLAS D. COX and JANET L. HJELMGREN by means of X physical presence or _____ online notarization, who are personally known to me and who did take an oath.




NOTARY PUBLIC