

Prepared by and return to:

Jonathan Barkett, Esq.
Collins Brown Barkett, Chartered
756 Beachland Boulevard
Vero Beach, FL 32963
(772) 231-4343
Matter No. 24-176.001

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 10th of May, 2024 between **Gilbert J. Gaynor, joined by his wife, Anastasia Khitruk**, whose post office address is **400 Live Oak Rd., Vero Beach, FL 32963**, grantor, and **Gilbert J. Gaynor and Anastasia Khitruk, Husband and Wife**, whose address is **400 Live Oak Rd., Vero Beach, FL 32963**; 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 grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Lot 5, Block 17, BETHEL-BY-THE-SEA, UNIT NO. 4, according to the plat thereof as recorded in Plat Book 3, Page 94, Public Records of Indian River County, Florida.

LESS AND EXCEPTING the following described parcel: Beginning at the Northwest corner of Lot 5, Block 17, BETHEL-BY-THE-SEA, UNIT NO. 4, according to the plat thereof as recorded in Plat Book 3, Page 94. Public Records of Indian River County, Florida; thence run Southeasterly along the Southerly boundary line of live Oak Road, a distance of 23.5 feet; thence run South and parallel to the West line of Lot 5 to the South line of Lot 5; thence run West along the South line of Lot 5 to the West of Lot 5; thence run North along the West line of Lot 5, a distance of 118.6 feet to the Point of Beginning which said Point of Beginning is also the South right-of-way line of Live Oak Road, all of said land lying and being in the City of Vero Beach, Indian River County, Florida.

Parcel Identification Number: 32-40-32-00005-0170-00005.0

The preparer of this instrument was neither furnished with nor requested to review an abstract or policy of title insurance on the above-described property and expresses no opinion as to condition of title.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2024.

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:

Tara Rutkowski

Witness
Printed Name: Tara Rutkowski
P.O. Box: 756 Beachland Blvd.
Vero Beach, FL 32963

Nancy Sutton

Witness
Printed Name: Nancy Sutton
P.O. Box: 756 Beachland Blvd.
Vero Beach, FL 32963

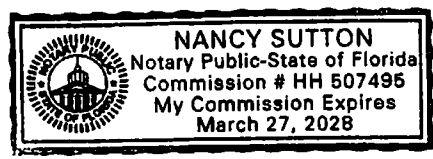
Gilbert J. Gaynor
Gilbert J. Gaynor

Anastasia Khitruk
Anastasia Khitruk

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of May, 2024 by Gilbert J. Gaynor and Anastasia Khitruk, who are personally known or have produced a driver's license as identification. or a U.S. Passport

[Seal]



Nancy Sutton
Notary Public
Print Name: Nancy Sutton
My Commission Expires: 3-27-28