

After Recording Return to:
Law Offices of Marcus A. Rogers, PA
725 Commerce Center Dr., Ste. A
Sebastian, FL 32958
Property Appraisers Parcel I.D. (Folio) Number(s):
31382400001307000003.1

QUIT CLAIM DEED

This Quit Claim Deed, Executed this 22nd day of MAY, 2024, Ameron Homes , INC., a Florida Corporation whose post office address is PO Box 780874, Sebastian, FL 32978 hereafter called and referred to as "GRANTORS", to William T. Brognano and Adriana Brognano (Husband and Wife), whose post office address is PO Box 780874, Sebastian, FL 32978 referred to as "GRANTEE".

WITNESSETH: That the said GRANTORS for and in consideration of the sum of Seventy-Three Thousand Dollars and No Cents (\$73,000.00) and other good and valuable consideration in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and, **QUIT- CLAIMS** unto the GRANTEE AND GRANTEE'S Successors, and assigns forever including all right, title, interest, claim land situated, described, lying and being in the County of INDIAN RIVER, State of Florida to Wit:

Lot 3, Block 307, Sebastian Highlands Unit 10, according to map or plat thereof as recorded in Plat Book 6, Page 37, of the Public Records of Indian River County, Florida.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS OF RECORD AND TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS. SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA.

This deed was prepared without a review of a survey or examination of the title to the above described property and no opinions or representations are being made either expressly or impliedly by Marcus A. Rogers, Esq. and Law Offices of Marcus A. Rogers, P.A. the parties agree to hold same harmless therefrom.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written. Signed, sealed, and delivered in our presence:

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name
Jeffrey T. McClure
725A Commerce Ctr Dr
Sebastian, FL 32958
Witness Address

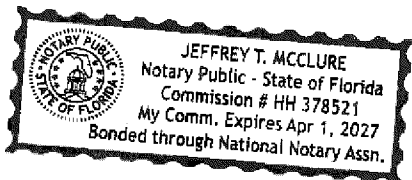
[Signature]
Todd Brognano
Title: Vice President
Ameron Homes Inc., A Florida Corporation
P.O. Box 780874, Sebastian, FL 32978

Witness Signature: [Signature]
Printed Name
Marcus Rogers
725 A Commerce Ctr Dr
Sebastian, FL 32958
Witness Address

State of Florida
Indian River County

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements of Todd Brognano, Vice President of Ameron Homes Inc., A Florida Corporation by means of: ☒ being physically present; or ☐ online notarization, who ☒ produced a valid driver's license as identification; or ☐ who is personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that it executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of MAY, 2024.



[Signature]
NOTARY COMMISSION
My Commission Expires: