

Prepared by and return to:

**Lulich & Attorneys**  
1069 Main Street  
Sebastian, FL 32958  
(772) 589-5500  
File Number:

[Space Above This Line For Recording Data]

## Quit Claim Deed

**This Quit Claim Deed** made this 22 day of JULY, 2024, by first party, **Matthew Fulcher, a single man**, whose post office address is 6245 Arcadia Terrace, Vero Beach, FL 32966, grantors, to second party, **Sunrise Vero Rentals, LLC** whose post office address is 6245 Arcadia Terrace, Vero Beach, FL 32966, grantees:

(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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor 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:

**Unit 14-C-2, Building 14, of Timber Ridge Village II, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 784, Page 2069, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.**

**Parcel Identification Number: 33-39-24-00016-0140-00003/2**

**Property Address: 654 Centre Ct. SW 201, Vero Beach, FL 32962**

This Deed was prepared without benefit of a title search and no warranty as to status of title or otherwise is made by preparer.

Grantor(s) warrant that the subject property does not constitute any part of their homestead property.

**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:

*Desiree A. Wood*  
Witness  
Printed Name: Desiree A. Wood  
1069 Main Street, Sebastian, FL 32958

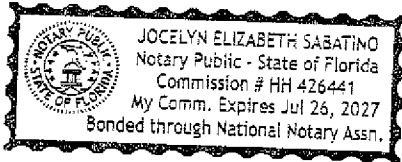
*Matthew Fulcher*  
Matthew Fulcher

*JR*  
Witness  
Printed Name: Jennifer R. Dendorio  
1069 Main Street, Sebastian, FL 32958

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of July, 2024 by **Matthew Fulcher**, who  is personally known or  has produced a driver's license as identification.

[Seal]



*Jocelyn Sabatino*  
Notary Public  
Print Name: Jocelyn Sabatino  
My Commission Expires: 7-26-2027