

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 10 day of September, 2024, by first party, Grantor(s), **Louis Miele and Maria Giuseppa Miele, husband and wife**, whose post office address is **1092 Barber Street, Sebastian, FL 32958**, to second party, Grantee(s), **Louis Miele, Trustee of the Revocable Trust Agreement for Louis Miele, dated December 12, 2008, and any amendments thereto**, whose post office address is **1092 Barber Street, Sebastian, FL 32958**.

(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 the said first party, for the sum of \$10.00, and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto, in **Indian River County, Florida**:

Lot 8, Block 207, SEBASTIAN HIGHLANDS UNIT 8, according to the plat thereof, as recorded in Plat Book 6, Pages 9 through 14, inclusive, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 31381300002207000008.0

Property Address: 1092 Barber Street, Sebastian, FL 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.

By executing or joining this deed, I intend to waive homestead rights that would otherwise prevent my spouse from devising the homestead property described in this deed to someone other than me.

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:

Ashley Cooper

Witness

Printed Name: Ashley Cooper

1069 Main Street, Sebastian, FL 32958

Michelle Felkete

Witness

Printed Name: Michelle Felkete

1069 Main Street, Sebastian, FL 32958

Louis Miele

Louis Miele

Ashley Cooper

Witness

Printed Name: Ashley Cooper

1069 Main Street, Sebastian, FL 32958

Michelle Felkete

Witness

Printed Name: Michelle Felkete

1069 Main Street, Sebastian, FL 32958

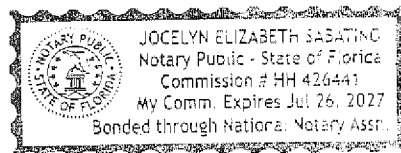
Maria G. Miele

Maria Giuseppa Miele

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 10 day of September, 2024, by **Louis Miele and Maria Giuseppa Miele**, who [] are personally known or [x] have produced a drivers' license as identification.

[Seal]



Jocelyn Sabatino

Notary Public

Print Name: Jocelyn Sabatino

My Commission Expires: 7-26-2027