

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 16 day of September, 2024, by first party, Grantor(s), **Timothy Dale Willson and Kimberly M. Willson, husband and wife**, whose post office address is **610 Wall Street, Vero Beach, Florida 32960**, to second party, Grantee(s), **Timothy Dale Willson and Kimberly Michelle Willson, Trustees of the Timothy Dale Willson and Kimberly Michelle Willson Revocable Living Trust dated September 16, 2024**, and any amendments thereto, whose post office address is **610 Wall Street, Vero Beach, Florida 32960**.

(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**:

Lots 7 to 10, inclusive, Block 20, Royal Park Subdivision, Plat No. 5, according to plat filed in the office of the Clerk of Circuit Court of Indian River County, in Plat Book 1, Page 2; said land lying and being in Indian River County, Florida, together with 15 feet adjoining Lots 7 to 10 on the Southerly side, which was part of the right of way of Wall Street which parcel was vacated, abolished, abandoned and discontinued as a public street by the City of Vero Beach, Florida, by Chapter No. 585, enacted on May 31, 1952 and recorded in Deed Book 75, Page 336 on August 18, 1952, public records of Indian River County, Florida. Together with 10 feet adjoining said Lots 7 to 10, inclusive, on the Northerly side of said lots, all of which was of the alley in and through Block 20, Plat No. 5 of Royal Park Subdivision which parcel was vacated, abolished, abandoned and discontinued as a public alley by the City of Vero Beach, Florida, by Chapter 784, recorded in Official Record Book 45, Page 119, on July 29, 1958, public records of Indian River County, Florida.

Parcel Identification Number: 33390100005020000007.0

Property Address: 610 Wall Street, Vero Beach, Florida 32960

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, we 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:

M-T
Witness
Printed Name: Michelle Treviño
1069 Main Street, Sebastian, FL 32958

[Signature]
Timothy Dale Willson

Jasmine Fernandez
Witness
Printed Name: Jasmine Fernandez
1069 Main Street, Sebastian, FL 32958

M-T
Witness
Printed Name: Michelle Treviño
1069 Main Street, Sebastian, FL 32958

Kimberly Michelle Willson
Kimberly Michelle Willson

Jasmine Fernandez
Witness
Printed Name: Jasmine Fernandez
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 16 day of September, 2024, by **Timothy Dale Willson and Kimberly Michelle Willson**, who are personally known or have produced a drivers' license as identification.

[Seal]

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

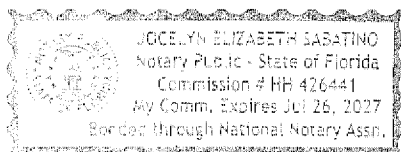


Exhibit "A"

Lots 7 to 10, inclusive, Block 20, Royal Park Subdivision, Plat No. 5, according to plat filed in the office of the Clerk of Circuit Court of Indian River County, in Plat Book 1, Page 2; said land lying and being in Indian River County, Florida, together with 15 feet adjoining Lots 7 to 10 on the Southerly side, which was part of the right of way of Wall Street which parcel was vacated, abolished, abandoned and discontinued as a public street by the City of Vero Beach, Florida, by Chapter No. 585, enacted on May 31, 1952 and recorded in Deed Book 75, Page 336 on August 18, 1952, public records of Indian River County, Florida. Together with 10 feet adjoining said Lots 7 to 10, inclusive, on the Northerly side of said lots, all of which was of the alley in and through Block 20, Plat No. 5 of Royal Park Subdivision which parcel was vacated, abolished, abandoned and discontinued as a public alley by the City of Vero Beach, Florida, by Chapter 784, recorded in Official Record Book 45, Page 119, on July 29, 1958, public records of Indian River County, Florida.