

This instrument was prepared by:  
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Parcel Identification No 33392500008000700012 0

**QUITCLAIM DEED**  
(Intra-family conveyance)

This Quitclaim Deed, executed this 5<sup>th</sup> day of October, 2024, by first party, Grantor **Carlos Alberto Martinez Sanchez and Miriam Elizabeth Hernandez Figueroa**, Husband and Wife, whose post office address is 1299 10th Ct. S.W., Vero Beach, FL 32962, and Grantor **Maria Julia Figueroa a/k/a Maria Leticia Figueroa**, a Single Person, whose post office address is 1299 10th Ct. S.W., Vero Beach, FL 32962, to second party, Grantees **Carlos Alberto Martinez Sanchez and Miriam Elizabeth Hernandez Figueroa**, Husband and Wife, whose address is 1299 10th Ct. S.W., Vero Beach, FL 32962.

**Witnesseth**, that the said first party, for and in consideration of the sum of Ten Dollars (\$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 12, Block G, Oslo Park Unit No. 2-B, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 24, of the Public Records of Indian River County, Florida.**

The property is the homestead of the Grantor.

**To have and to hold**, the same together with all and singular, the tenements, and hereditaments thereto belonging or in anywise appertaining to the property, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

(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 )

**DISCLAIMER:** The preparer of this document has been engaged solely for the purpose of preparing this document, has prepared the document only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination or an opinion on the title, or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer, and for the accuracy of the legal description.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal effective as of the day and year first above written.

Signed, sealed and delivered in our presence:

By: [Signature]  
Carlos Alberto Martinez Sanchez

By: [Signature]  
Miriam Elizabeth Hernandez Figueroa

By: [Signature]  
Maria Julia Figueroa  
a/k/a Maria Leticia Figueroa

Witnesses as to Grantor:

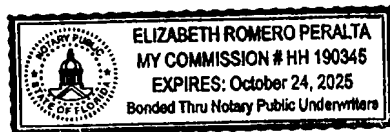
[Signature]  
Witness: (Signature)  
Print Name: Edith Hurtado  
Address: 399 Faith Terrace  
City / State / ZIP Code: Sebastian FL 3298

[Signature]  
Witness: (Signature)  
Print Name: Patricia Hurtado  
Address: 932 Landscowine Dr  
City / State / ZIP Code: Sebastian FL 3298

STATE OF FLORIDA  
COUNTY OF Florida

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5<sup>th</sup> day of October, 2024 by Carlos Alberto Martinez Sanchez, ☒ who is personally known to me or ☐ who has produced Driver License as identification; by Miriam Elizabeth Hernandez Figueroa, ☒ who is personally known to me or ☐ who has produced Driver License as identification; and by Maria Julia Figueroa a/k/a Maria Leticia Figueroa, ☒ who is personally known to me or ☐ who has produced Driver License as identification.

[Notary Seal]



[Signature]  
Notary Public  
[Signature]  
Name typed, printed or stamped  
My Commission Expires: 10/24/25