

Parcel Identification No: 33393600005047000012.0
Prop. Identification No: 92334

This Instrument Prepared By and Return to:

Sergio A. Pagliery, Esq.
Sergio A. Pagliery, P.A.
8788 S.W. 8 Street
Miami, FL 33174

QUITCLAIM DEED

This Quitclaim Deed, made this 22nd day of January, 2025, A.D., by and between

FRANK SUAREZ and VICTORIA SUAREZ, HIS WIFE,

of the County of Miami-Dade, State of Florida, hereinafter called the "Grantor", whose address for the purposes hereof is 5415 S.W. 135 Court, Miami, Florida 33175, and

FRANK SUAREZ and VICTORIA SUAREZ, HIS WIFE,

AND

**VICTORIA SUAREZ, (their daughter), a single woman,
as joint tenants with rights of survivorship between all of them,**

hereinafter called the "Grantee", whose address for the purposes hereof is 5415 S.W. 135 Court, Miami, Florida 33175.

Witnesseth, that the Grantor, for and in consideration of love and affection, and other good and valuable consideration to Grantor the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee, and to Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade State of Florida, to-wit:

Lot 12, Block 47 of VERO BEACH HIGHLANDS UNIT 5, according to the Plat thereof, as recorded in Plat Book 8, Page 56, of the Public Records of Indian River County, Florida.

a/k/a 2445 6th Road SW, Vero Beach, Florida 32962.

Subject to all taxes, mortgages, and liens, if any, including any and all covenants, conditions, restrictions, easements, reservations and limitations of record, if any, and additionally subject to the Grantee assuming all encumbrances of record as of the date of recording of the within deed in the public records.

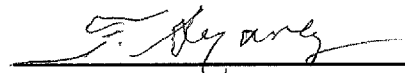
This Quitclaim Deed has been prepared without the benefit of an examination of title at the request of the Grantor and the Grantee.

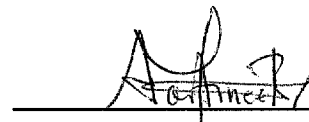
To Have and To Hold the same together with all and singular the appurtenances thereunto belonging or in anywhere appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantees forever.

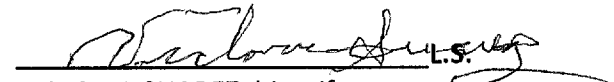
In Witness Whereof, the Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Signature
 ALICIA DOMINGUEZ
 Printed Name
 Address: 10010 NW 41ST
 Doral, FL 33178


 L.S.
 FRANK SUAREZ
 5415 S.W. 135 Court
 Miami, FL 33175


 Signature
 Ana Maria Martinez
 Printed Name
 Address: 4543 NW 97 Ct
 Doral FL 33178


 L.S.
 VICTORIA SUAREZ, his wife
 5415 S.W. 135 Court
 Miami, FL 33175

STATE OF FLORIDA)
) ss
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 22 day of January, 2025, by Frank Suarez and Victoria Suarez, his wife, who are both personally known to me or have each produced _____ as identification and who did take an oath.

My commission expires:


 Notary Public

