

APN: 31-38-25-00001-3490-00003.0

**Recordation Requested By/Return to:**

20 20 TITLE LLC  
333 TECHNOLOGY DRIVE, SUITE 112  
CANONSBURG, PA 15317  
File No. AMR-25118652-UHE

**Send Tax Notices to:**

DAVID E DOZER, Jr. AND BETH A  
DOZER 761 DIXIE TERRACE  
SEBASTIAN, FL 32958

**This Instrument Prepared By:**

KELLEY BLATNIK FL Bar No. 67166  
o/b/o BC LAW FIRM, P.A.  
8275 S EASTERN AVENUE 200-425  
LAS VEGAS, NV 89123

FOR RECORDER'S USE ONLY

**QUITCLAIM DEED**

THIS QUITCLAIM DEED executed this 14 day of FEB, 2025, by first party **BETH DOZER** whose mailing address is 761 DIXIE TERRACE, SEBASTIAN, FL 32958 to second party, **DAVID E DOZER, Jr. AND BETH A DOZER, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY**, whose mailing address is 761 DIXIE TERRACE, SEBASTIAN, FL 32958.

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, in hand 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 and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of INDIAN RIVER, State of Florida, to wit:

**Lot 3, Block 349, Sebastian Highlands, Unit 11, according to the plat thereof as recorded in Plat Book 7, page 56, Public Records of Indian River County, Florida.**

PROPERTY ADDRESS: 761 DIXIE TERRACE, SEBASTIAN, FL 32958  
This instrument was prepared without the benefit of a title examination.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Beth Dozer  
BETH DOZER

James Oliver  
Printed Witness Name

[Signature]  
Witness Signature

Mailing Address (required): 561 Coconut St. SE Palm Bay, Florida 32909

Alexis Peas  
Printed Witness Name

[Signature]  
Witness Signature

Mailing Address (required): 561 Coconut St SE Palm Bay FL 32909

STATE OF Florida  
COUNTY OF Indian River

SS.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,

this 14 day of February, 2025, by BETH DOZER.  
(Seal)

[Signature]  
Notary Public  
Printed Name: James Oliver  
My Commission Expires: 10-25-2027  
Commission # HH 458571

Personally Known: \_\_\_\_\_

OR Produced Identification: ☒

Type of Identification Produced: FL Driver's License

