

Prepared by and return to:

Jonathan Barkett, Esq.
Collins Brown Barkett, Chartered
756 Beachland Boulevard
Vero Beach, FL 32963
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File Number: 25-038.001

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Quit Claim Deed

This Quit Claim Deed made this 3rd day of March, 2025 between Kling Investments, LLC, a Florida limited liability company, whose post office address is 16850 Collins Avenue, Suite 112-156, Sunny Isles, FL 33160, grantor, and 4437 Vero Beach LLC, a Florida Limited Liability Company whose post office address is 16850 Collins Avenue, Suite 112-156, Sunny Isles, FL 33160, grantee:

(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 said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Lot 9, LINCOLN PARK ESTATES, according to the plat thereof, as recorded in Plat Book 2, Page 88, of Public Records of Indian River County, Florida.

Parcel Number: 32-39-27-00003-0000-00009/0

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:
[Signature]

Kling Investments, LLC, a Florida limited liability company

Witness
Printed Name: Francisco Penagos
P.O. Address: 19821 NW 2nd Ave
MIAMI GARDENS FL 33169

BY: [Signature]
Jean Michel-Kling, Authorized Member

Witness
[Signature]
Printed Name: Jennae Delgado
P.O. Address: 19821 NW 2nd Ave
MIAMI GARDENS FL 33169

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of March, 2025, by Jean Michel-Kling, as Authorized Member of Kling Investments, LLC, a Florida limited liability company, who is personally known to me or has produced a Florida driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Brian Patrick Michalzen
My Commission Expires: 09/26/25

