

Prepared by:
Evelyn Araud, Esquire - 00
POBox 110563
Palm Bay, FL 32911

Physical Address: 450 Biscayne Lane, Sebastin, FL 32958
Parcel I.D. No.: 31381300002204000008.0

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 24 day of March, 2025, by Grantors **JOSEPH P. WULFFEN, husband and ADRIENNE WULFFEN, wife**, whose post office address is 450 Biscayne Lane, Sebastian, FL 32958: to Grantee, **JOSEPH P. WULFFEN, husband**, whose post office address is 450 Biscayne Lane, Sebastian, FL 32958:

WITNESSETH, That the said Grantors, for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the Grantors have in and to the following described parcel of land, and all improvements and appurtenances thereto, in Indian River County, State of Florida, to-wit:

LOT 8, BLOCK 204, SEBASTIAN HIGHLANDS UNIT 8, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 9 THROUGH 14 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

THIS DEED HAS BEEN EXECUTED AND DELIVERED AS PART OF THE MARITAL SETTLEMENT AGREEMENT OF THE PARTIES IN THEIR DISSOLUTION OF MARRIAGE PROCEEDINGS.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

John C. Snyder
1st Witness Signature of Grantor # 1

John C Snyder
Printed name of first witness

444 Biscayne Ln. Sebastian, Fl.
Address of first witness 32958

Carole D. Conrads
2nd Witness Signature of Grantor # 1

Carole D. Conrads
Printed Name of second witness

444 Biscayne Lane, Sebastian FL 32958
Address of second witness

John C. Snyder
1st Witness Signature of Grantor #2

John C Snyder
Printed name of first witness

444 Biscayne Ln. Sebastian Fl.
Address of first witness 32958

Carole D. Conrads
2nd Witness Signature of Grantor #2

Carole D. Conrads
Printed Name of second witness

444 Biscayne Lane Sebastian FL
Address of second witness 32958

Adrienne Wulffsen
Signature of Grantor #1

ADRIENNE WULFFSEN
Printed name of Grantor #1

450 BISCAYNE LANE
Address of Grantor #1

SEBASTIAN, FL 32958

[Signature]
Signature of Grantor #2

Joseph P. Wulffsen
Printed name of Grantor #2

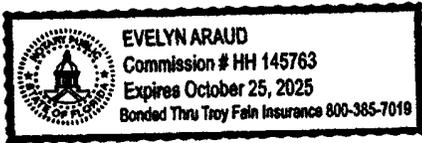
450 Biscayne Ln
Address of Grantor #2
Sebastian FL 32958

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of March, 2025, by ADRIENNE WULFFEN, as GRANTOR.

Personally known or Produced Identification

Type of Identification Produced Florida Driver's License



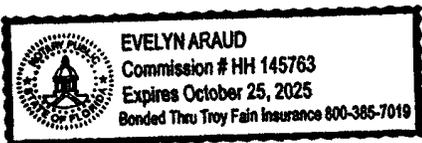
Notary Signature
Print, Type, or Stamp Commissioned Name of Notary Public

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of March, 2025, by JOSEPH P. WULFFEN, as GRANTOR.

Personally known or Produced Identification

Type of Identification Produced FL Driver's License



Notary Signature
Print, Type, or Stamp Commissioned Name of Notary Public