

Prepared by and return to:
Nicolás A. Apfelbaum, Esq.
Apfelbaum Law
451 SW Bethany Dr. | Suite 202
Port St. Lucie, FL 34986

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Quit Claim Deed

This Quit Claim Deed made this 31st day of May, 2024, by **Oswaldo R. Ramirez**, a married man, whose mailing address is 101 SW Majestic Terrace, Port St. Lucie, FL 34984 (the "Grantor"), to **ROSSELL, LLC, a Florida Limited Liability Company**, whose post office address is 451 SW Bethany Dr., Suite 202, Port St. Lucie, FL 34986 (the "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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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, all the right, title, interest, claim and demand which Grantor have in and to the following described land, situate, lying and being in the St. Lucie County, Florida to-wit:

Lots 28 through 33, Block 1291, PORT ST. LUCIE SECTION TWELVE, according to map or plat thereof as recorded in Plat Book 12, Pages 55, 55A through 55G Public Records of St. Lucie County, Florida

Parcel Identification Number: 3420-555-1059-000-9

a/k/a: 832 SW Sultan Dr., Port St. Lucie, FL 34953

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, equality and claim whatsoever of Grantor, either in law or equality, 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]

By: [Signature]
Oswaldo R. Ramirez

Witness Name: Nicolás Apfelbaum
Address: 451 SW Bethany Dr, 202
Port St. Lucie, FL 34986

[Signature]
Witness Name: Beatriz Urepele
Address: 451 SW Bethany Dr, 202
Port St. Lucie, FL 34986

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 31st day of May, 2024 by **Oswaldo R. Ramirez** who [] is personally known to me or [] has produced _____ as identification.

[Signature]
Notary Public
Printed Name:

[Notary Seal]



NICOLAS APFELBAUM
Commission # HH 491085
Expires March 7, 2028