

Prepared by and return to:

**Peter Del Toro, Esq.
Del Toro Law
514 Colorado Avenue
Stuart, FL 34994
772-444-0101**

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Quit Claim Deed

This Quit Claim Deed made this 18th day of April, 2024, between **Alfonso J. Marquis, a married man**, whose post office address is **602 Dove Cove Port, Murphy, TX 75094**, **Alexander F. Marquis, a/k/a Dr. Alejandro F. Marquis, a married man**, whose post office address is **15514 Waldwick Drive, Tomball, TX 77377** and **George Alberto Marquis, a/k/a Dr. Jorge A. Marquis, a married man**, whose post office address is **14943 Dunwoody Bend, Cypress, TX 77429**, grantor, and **Liana Marquis, an unremarried widow**, whose post office address is **4440 Red Barn Drive, Richardson, TX 75082**, 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 **Saint Lucie County, Florida** to-wit:

Lot 20, Block 1708 of Port St. Lucie Section 31, a Subdivision to the Plat thereof, recorded in Plat Book 14, Page 22, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-650-1098-000/6

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' nor the Grantors' spouses' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantors and Grantors' spouses' residence and homestead addresses are as stated above.

THE PREPARER OF THIS DEED, Del Toro Law (the "Preparer"), was neither furnished with, nor requested by the Grantor, to obtain or review a title search of the Property; therefore, the Preparer did not obtain or conduct a title examination of the Property and expresses no opinion as to the condition of the title of the same. Grantor hereby acknowledges and agrees to the foregoing statements of the Preparer of this Deed, that it was prepared without the benefit of title examination and is not approved in any way whatsoever by Del Toro Law. Grantee, by acceptance of this Deed, also hereby acknowledges and agrees to the foregoing statement of the Preparer of this Deed, that it was prepared without the benefit of title examination and is not approved in any way whatsoever by Del Toro Law.

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:

Kayla Hynley
Witness Name: Kayla Hynley
P.O. Address: 1111 Princeton Dr
Richardson, TX 75080

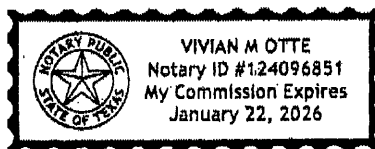
Geetika Palreja
Witness Name: Geetika
P.O. Address: 8008 Strecker Lane
Plano TX 75025

Alfonso J. Marquis (Seal)
Alfonso J. Marquis

State of TEXAS
County of DALLAS

The foregoing instrument was acknowledged before me this 11th day of April, 2024, by **Alfonso J. Marquis**, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Vivian M Otte
Notary Public

Printed Name: Vivian M Otte

My Commission Expires: 1/22/26

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Tanya Miller
P.O. Address: 40225 Hilde Rd
Hempstead, TX 77445
[Signature]
Witness Name: Susan Boehnke
P.O. Address: 911 Waling
Houston TX 77009

[Signature] (Seal)
Alexander F. Marquis, a/k/a
Dr. Alejandro F. Marquis

State of Texas
County of Harris

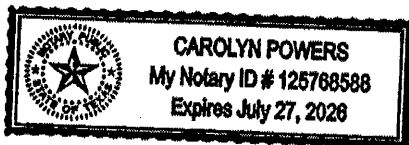
The foregoing instrument was acknowledged before me this 16th day of April, 2024, by Alexander F. Marquis, Dr. Alejandro F. Marquis, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Carolyn Powers

My Commission Expires: July 27, 2026



Signed, sealed and delivered in our presence:

Melissa Cardenas
Witness Name: Melissa Cardenas
P.O. Address: 25207 Bright Horizon
Katy TX 77494

Sandra Pena
Witness Name: SANDRA PENA
P.O. Address: 6037 N. Fry #162
Katy TX 77494

George A. Marquis (Seal)
George Alberto Marquis, a/k/a
Dr. Jorge A. Marquis

State of Texas
County of Harris

The foregoing instrument was acknowledged before me this 12th day of April, 2024, by George Alberto Marquis, a/k/a Dr. Jorge A. Marquis, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Kristle Ortiz
My Commission Expires: 1/3/2026

