

This instrument prepared by
and return to:

Edward W. Becht, P.A.
321 S. Second Street
Fort Pierce, FL 34950

Property Tax I.D. No: 3414-501-2110-250/3
Purchase Price: \$250.00

_____[Space Above This Line For Recording Data]_____

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, made this 30 day of October, 2019, between SHEILA E. CUETO, a single adult, whose mailing address is 3167 SW Bessey Creek Trail, Palm City, FL 34990, Grantor, and JOHO PROPERTIES, LLC, a Florida limited liability company, whose mailing address is 2400 South Ocean Drive, # 4200 D, Fort Pierce, FL 34949, Grantee:

(Whenever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00), in hand paid by the said 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 said grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

See attached Exhibit "A".

Grantor hereby covenants, represents, and affirms that the above-described property is not now, nor has it ever been, her residence or homestead and is not contiguous to her residence or homestead. Grantor resides at 3167 SW Bessey Creek Trail, Palm City, FL 34990.

The Subject Property is vacant land.

Title to subject property not examined by scrivener. Legal Description provided by Buyer without the benefit of title insurance or survey.

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 said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

Signature and notary on following page.

Signed, sealed and delivered in the presence of:

[Signature]
Print: JERRY PRO

[Signature]
SHEILA E. CUETO, Grantor

[Signature]
Print: BECKY BICH NGOC TRAN

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing instrument was acknowledged before me this 30 day of October, 2019, by SHEILA E. CUETO, who is personally known to me, or who has produced FL. DR LIC. as identification and who did / did not take an oath.



[Signature]
Print: BECKY BICH NGOC TRAN
Title: Notary Public, State of Florida
My Commission expires: 6.28.21

Exhibit A

A parcel of land lying in a portion of Lot 10, Block 1, Section 35, Township 36 South, Range 40 East, of Plat No. One, St. Lucie Gardens, as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 35, run N 89°55'39" W along the South line of said Section 35 for 155.11 feet to the center line of U. S. Highway No. 1; thence N 27°55'31" W along said center line for 4,000 feet; thence South 62°04'29" W and perpendicular to said center line for 656.50 feet to a point on the Westerly easement line of the American Telephone and Telegraph Company easement as recorded in Deed Book 136, Pages 304 and 305 of the Public Records of St. Lucie County, Florida, said point being the point of beginning; thence N 28°01'31" W along said Westerly easement line of the American Telephone and Telegraph Company for 80 feet; thence N 62°04'29" E 126.5 feet; thence S. 28°01'31" E and parallel with said Westerly easement line of the American Telephone and Telegraph Company for 80 feet; thence S 62°04'29" W for 126.5 feet to the point of beginning situated in St. Lucie County, Florida.

TOGETHER WITH a 40-foot access road easement for ingress and egress purposes to the above property lying in a portion of Lots 9 and 10, Block 1, Section 35, Township 36 South, Range 40 East, of Plat No. 1, St. Lucie Gardens, as recorded in Plat Book 1, Page 35, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 35, run N 89°55'39" W along the South line of said Section 35 for 155.11 feet to the center line of U. S. Highway No. 1; thence N 27°55'31" W along the said center line for 4,000 feet; thence South 62°04'29" W and perpendicular to said center line for 100 feet to the Westerly right of way line of U. S. Highway No. 1, and the point of beginning. Thence continue S 62°04'29" W for 430 feet; thence N 28°01'31" W 40 feet; thence N 62°04'29" E 430.07 feet to the Westerly right of way line of U. S. Highway No. 1; thence S 27°55'31" E 40 feet to the point of beginning situated in St. Lucie County, Florida.