FILE # 5330865 OR BOOK 5141 PAGE 1513, Recorded 04/29/2024 09:32:41 AM Doc

Tax: \$0.70

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: Witness Name: Tanya Miller P.O. Address: To 2.35 Hise Re- Lengstral, Tx. 7445 August Brekelu Witness Name: Susan Boelinke P.O. Address: 111 wallry Houston Tx 7009	Alexander F. Marquis, a/k/a Dr. Alejandro F. Marquis
State of	
[Notary Seal]	Notary Public Printed Name: Caroly a Powers
CAROLYN POWERS My Notary ID # 125768588 Expires July 27, 2026	Printed Name: <u>Carolyn fowers</u> My Commission Expires: <u>July</u> 27, 2026

State of County of Hall.

The foregoing instrument was acknowledged before me this day of April, 2024, by George Alberto Marquis, a/k/a Dr.

Jorge A. Marquis (Seal)

George Alberto Marquis, a/k/a Dr. Jorge A. Marquis

State of County of Hall.

The foregoing instrument was acknowledged before me this day of April, 2024, by George Alberto Marquis, a/k/a Dr.

Jorge A. Marquis, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Krystle Oruz

My Commission Expires:

My Commission Expires:

My Commission Expires:

My Commission Expires: