

Prepared by and Return to:
Donna Dressler
Attorney at Law
425 W. Merritt Ave.
Merritt Island, FL 32953

QUIT CLAIM DEED
With Reservations of Special and Simple Life Estates

THIS QUIT CLAIM DEED, executed this 23rd day of August, 2017, by **ROBERT LEWIS HARRELL and LINDA K. HARRELL**, Husband and Wife, (**hereinafter "FIRST PARTY"**), of 4195 Harrell Road, Rockledge, FL 32955, to **CYNTHIA WINES**, 4185 Harrell Road, Rockledge, FL 32955 (**hereinafter "SECOND PARTY"**)

(Wherever used herein, the terms "FIRST PARTY" and "SECOND PARTY" 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 FIRST PARTY, for good and valuable consideration paid by SECOND PARTY, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said SECOND PARTY forever, all the right, title, interest and claim which the said FIRST PARTY has in and to the following described parcels of land, and improvements and appurtenances thereto in the County of Brevard, State of Florida, to wit

- Parcel 1:** **The North 70 feet of the West 80 feet of the South 147 feet of the Southeast 1/4 of the Southwest 1/4 Section 23, Township 25 South, Range 36 East, Brevard County, Florida.**
- Parcel 2:** **The South 147 feet of Lot 4, as described in Deed Book 415, Page 113 except Official Records Book 834, Page 1026 Section 23 Township 25 South, Range 36 East, Brevard County, Florida.**
- Parcel 3:** **Part of Lot 4, as described in Deed Book 413, Page 268, Section 23 Township 25 South, Range 36 East, Brevard County, Florida.**

Parcel 4: That part of the West ½ of the Southwest 1/4 as described in Official Records Book 2700, Page 10, Section 23, Township 25 South, Range 36 East, Brevard County, Florida.

[NOTE: This deed was prepared without the benefit of a title search or survey Title is neither guaranteed nor warranted by the preparer hereof.]

PROVIDED, HOWEVER, that **FIRST PARTY reserves unto themselves for and during their joint lifetimes**, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein, without any liability for waste FIRST PARTY further reserves unto themselves, for and during their **joint lifetimes**, the right to sell, convey, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interests of the SECOND PARTY, as FIRST PARTY in their sole discretion shall decide, except to dispose of said property, if any, by devise upon their death FIRST PARTY, further reserves unto themselves **during their joint lifetimes** the right to cancel this deed by further conveyance which may destroy any and all rights which the SECOND PARTY may possess under this deed SECOND PARTY shall hold a remainder interest in the property described herein and **upon the death of the last survivor of FIRST PARTY, if the property described herein has not been previously disposed of prior to the death of FIRST PARTY LINDA K. HARRELL**, all right and title to the property remaining shall fully vest in **CYNTHIA WINES**, per stirpes, subject to such liens and encumbrances existing at that time


The rights reserved to the FIRST PARTY jointly herein shall terminate upon the death of LINDA K. HARRELL if she is the first of the FIRST PARTY to die, at which time, the rights granted hereunder shall revert to a simple Life Estate in the surviving FIRST PARTY, ROBERT L. HARRELL, i.e. the exclusive possession, use, and enjoyment of the rents and profits of the property described herein, without any liability for waste.


The full rights reserved to the FIRST PARTY jointly herein shall continue in LINDA K. HARRELL if ROBERT L. HARRELL is the first of the FIRST PARTY to die.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said FIRST PARTY, either in law or equity, to the only proper use, benefit and behoof of the said SECOND PARTY forever, subject to the provisions hereof

IN WITNESS WHEREOF, the said FIRST PARTY has signed and sealed these presents on the day and year first above written

Signed, sealed and delivered as to
both First Parties in the presence of


Print Name James R. Dressler


Print Name Terese D. Smith


ROBERT L. HARRELL


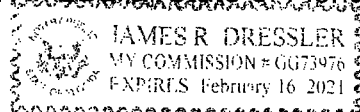

LINDA K. HARRELL

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 23rd day of August,
2017, by **ROBERT L. HARRELL** and **LINDA K. HARRELL**, both of whom are personally
known to me

WITNESS MY HAND and seal this 23rd day of August, 2017

NOTARY STAMP


NOTARY PUBLIC, State of Florida

JAMES R. DRESSLER
MY COMMISSION # GG73976
EXPIRES February 16, 2021