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PREPARED BY:

John J. Kabboord, Jr., Esq.
1980 N. Atlantic Avenue, Suite 801
Cocoa Beach, Florida 32931

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 4th day of April, 2018, between ROMAN J. WITEK, JR. and JANE C. LUTON, (hereinafter called the Grantor),

to COCOA BEACH/BAYVIEW APTS., LLC, a Florida limited liability company, whose mailing address is: 813 Bailey Drive, Sebastian, FL 32958, (hereinafter called the grantee).

(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 and in consideration of the sum of \$10.00, in hand paid by the said 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, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard, State of FLORIDA, to wit:

East one-half (E 1/2) of Lot 7 and all of Lot 8, Block 102, AVON-BY-THE-SEA, according to the plat thereof, as recorded in Plat Book 3, page 7, Public Records of Brevard County, Florida, and

Lots 9, 10, 18 and 19, and the East one-half (E 1/2) of Lot 17, Block 102, AVON-BY-THE-SEA, according to the plat thereof, as recorded in Plat Book 3, page 7, Public Records of Brevard County, Florida,

THE PROPERTY ABOVE DESCRIBED IS COMMERCIAL PROPERTY, AND NOT THE HOMESTEAD OF THE GRANTORS.

This Deed was prepared without benefit of title search, and title is neither warranted nor guaranteed by JOHN J. KABBOORD, JR., P.A..

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 first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered
in the presence of:

Amanda Reeves
Witness
Amanda Reeves

Witness Printed or Typed Name
Karen Haines
Witness
KAREN HAINES

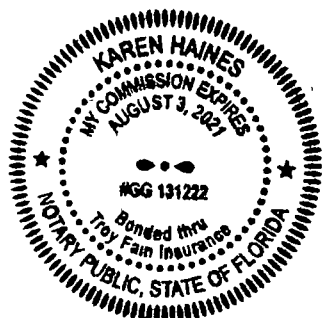
Witness Printed or Typed Name

Roman J. Witek, Jr.
Roman J. Witek, Jr.

Jane C. Luton
Jane C. Luton

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 2nd day of April, 2018, by ROMAN J. WITEK, JR. and JANE C. LUTON, [X] who are personally known to me or [] who have produced a driver's license as identification.



Karen Haines
NOTARY PUBLIC
My Commission expires: