

Prepared by for return to:  
Ms. Karen L. Bagdonas  
713 Barefoot Blvd.  
Barefoot Bay, FL 32976  
Property Appraisers Parcel I.D. (Folio) Number(s): 30 38 10 JT 111 13

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED** executed the 12 day of November 2020, by KAREN L. BAGDONAS, a single woman, party of the first part, whose address is 713 Barefoot Bay Blvd., Barefoot Bay, FL 32976 to KAREN L. BAGDONAS, a life estate, party of the second part, whose address is 713 Barefoot Bay, FL 32976 without any liability for waste, with full power and authority in KAREN L. BAGDONAS, to sell, convey, grant, lease, mortgage and otherwise dispose of the property described herein, in fee simple, with or without consideration, and without joinder of the remaindermen and with full power and authority to retain any and all proceeds generated thereby. Upon the death of the life tenant, title shall be in KIMBERLY KAYE, 579 Marlin Circle, Barefoot Bay, FL 32976.

Whereby the party of the first part, for and in consideration of the sum of \$10.00 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the parties of the second part forever, all the right, title, interest, claim and demand which the parties of the first part have in the following described real estate in the County of BREVARD, in the State of Florida, to wit:

Lot 13, Block 111, BAREFOOT BAY MOBILE HOME SUBDIVISION, UNIT TWO, PART ELEVEN, according to the plat thereof, as recorded in Plat Book 22, Pages 116 through 120, inclusive, of the public records of Indian River County, Florida.

Together with 1987 Schn Doublewide Manufactured Home ID#'s S202555A & B.

Subject to all valid rights-of-way for all public roads, canals, ditches, restrictions, reservations, easements and zoning of record.

SAID PROPERTY IS THE HOMESTEAD OF THE GRANTOR UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA. (This is a deed of convenience given for nominal consideration as recited above; only minimum documentary stamps are required.)

**TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN NEITHER EXAMINED NOR APPROVED BY PREPARER and the parties agree to hold same harmless therefrom.**

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

**IN WITNESS WHEREOF**, the said party of the first part have hereunto set her hand and seal this 12 day of Nov 2020.

James Leger  
WITNESS

James Leger  
WITNESS PRINTED

Pamela Zito  
WITNESS

Pamela Zito  
WITNESS PRINTED

Karen L. Bagdonas  
KAREN L. BAGDONAS  
713 Barefoot Blvd.  
Barefoot Bay, FL 32976

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

**I HEREBY CERTIFY** that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgment, KAREN L. BAGDONAS, ☒ physically present, ☐ personally known to me or ☒ having produced a valid driver's license to be the individual described in and who executed the foregoing deed and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

**WITNESS** my hand and official seal in the County of Indian River, and State of Florida, this 12<sup>th</sup> day of November 2020.

Dawn M. Biehl  
**NOTARY SIGNATURE**

My Commission expires:



DAWN M. BIEHL  
Commission # GG 190879  
Expires April 28, 2022  
Bonded Thru Budget Notary Services