

This instrument prepared by:

**Andrew G. Kolondra**

Andrew G. Kolondra, P.A.

2933 W Cypress Creek Rd, #102

Fort Lauderdale, FL 33309

Folio Number: 27-38-31-EO-66-1.25

### QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 15<sup>th</sup> day of February, 2023 between **Cast Properties of Florida LLC**, a **Florida limited liability company**, whose post office address is 6908 NW 110<sup>th</sup> Way, Parkland, Florida 33076, first party and **Claudia Lusararian**, a married woman, whose post office address is 601 N Miramar Ave., Unit 214, Indiatlantic FL 32903, second party.

WITNESSETH, that said first party, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to said first party in hand paid by said second party, the receipt whereof is hereby acknowledged, remised, released, and quit-claimed to the said second party all the right, title, interest, claim and demand to the following described land, situate, lying and being in Brevard County, Florida described as follows:

**Condominium Unit No. 214, of INDIALANTIC ONE, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 5605, Page 5924, of the Public Records of Brevard County, Florida, and all amendments thereto, together with its undivided share in the common elements.**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either at law or in equity, to the proper use, benefit, and behoof of the said second party forever.

In preparing this instrument, I have not examined the title to the lands herein described, no warranty or other representation is made and no opinion (expressed or implied) is given as to the marketability or conditions of the title thereto.

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

Signed, sealed and delivered  
in the presence of:

**Cast Properties of Florida LLC,**  
**a Florida limited liability company**

Witness Sign Here: [Signature]

Witness Print Name: Sevan Lusararian

As to both

[Signature]  
Aram Lusararian, manager

Witness Sign Here: [Signature]

Witness Print Name: Andrew G. Kolondra

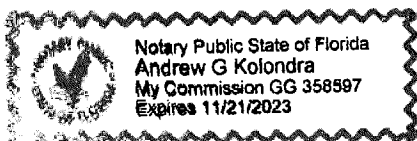
As to both

[Signature]  
Claudia Lusararian, manager

State of Florida

County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15<sup>th</sup> day of February, 2023 by Aram Lusararian and Claudia Lusararian, the managers of Cast Properties of Florida LLC, a Florida limited liability company, on behalf of the company. They are personally known to me or who have produced a \_\_\_\_\_ license as identification and who did (did not) take an oath.



Name: Andrew G. Kolondra

Notary Public - State of Florida