

Prepared by (and return to):
Leonard Barrow, Jr.
Attorney-at-Law
2418 Colonial Drive
Melbourne, FL 32901

QUIT-CLAIM DEED

This Quit-Claim Deed executed this 13th day of February, 2023, by CLAUDIA LIMA FREITAS, as the mother and sole natural guardian of BENJAMIN ANTONIO FREITAS, pursuant to Florida Statutes Section 744.301, whose address is 120 Grandview Avenue, White Plains, NY 10605, as GRANTOR; and JOEL B. FREITAS, JR. and GABRIEL AUGUSTO FREITAS, whose address is 1641 Country Cove Circle, Malabar, FL 32950, as GRANTEE.

WITNESSETH that the said Grantor, for and in consideration of the sum of FIVE THOUSAND DOLLARS (\$5,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described property, situate, lying and being in the County of BREVARD, State of FLORIDA, to-wit:

(Undivided One-Sixth (1/6) interest):

Lot 14, Block 915, PORT MALABAR UNIT EIGHTEEN, a subdivision according to the plat thereof, as recorded in Plat Book 15, Pages 109 through 119, inclusive, of the Public Records of Brevard County, Florida.

(Parcel I.D. No. 29-37-16-GR-915-14).

(Grantor certifies that the above property is vacant land and does not constitute Grantor's Homestead).

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 Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

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

SIGNED, SEALED, DELIVERED IN THE PRESENCE OF:

GRANTOR:

X [Signature]
Witness
print witness name GERY DELISA

X [Signature]
CLAUDIA LIMA FREITAS,
as the mother and sole natural guardian of
BENJAMIN ANTONIO FREITAS, pursuant
to Florida Statutes Section 744.301.

X [Signature]
Witness
print witness name Maria D. Alberts

STATE OF NEW YORK:
COUNTY OF WESTCHESTER:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of February, 2023, by CLAUDIA LIMA FREITAS, as the mother and sole natural guardian of BENJAMIN ANTONIO FREITAS, pursuant to Florida Statutes Section 744.301, who produced a Driver's License as identification.

(SEAL)

JOSEPH SAM MAZZA
Notary Public, State of New York
No. 04MA6045640
Qualified in Westchester County
Commission Expires July 31, 2026

X [Signature]
Notary Public
Print name: Joseph Sam Mazza

STATE OF NEW YORK
COUNTY OF WESTCHESTER

SS

I, **Timothy C. Idoni**, Clerk of the County of Westchester and Clerk of the Supreme Court and County Court in and for said County, the same being courts of record having a seal, DO HEREBY CERTIFY, That Joseph Sam Mazza whose name is subscribed to the deposition, certificate of acknowledgement or proof of the annexed instrument, was at the time taking the same a NOTARY PUBLIC in and for the State of New York, duly commissioned and sworn and qualified to act as such in Westchester County and throughout said State, that pursuant to law a commission, or a certificate of official character, and an autograph signature of said NOTARY PUBLIC, have been filed in my office, that said NOTARY PUBLIC was duly authorized by the laws of the State of New York to administer oaths and affirmations, to certify the acknowledgements or proof of deeds and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in said State, to protest notes and to take and certify depositions, and that I am well acquainted with the handwriting of such NOTARY PUBLIC, or having compared the signature of said Notary Public on the annexed instrument with such Notary Public's autograph signature deposited in my office, and believe that the signature on the annexed instrument is genuine

No notary seal required by the laws of the State of New York

In Witness Whereof, I have hereunto set my hand and affixed my official seal this

13TH Day of FEBRUARY 2023

County Clerk and Clerk of the Supreme Court and County Court Westchester NY