

Return to:
C1 PB, LLC
8819 W. Victoria Ave., #140
Kennewick, WA 99336

Prepared by:
Christina L. Garcia (r)
Express L C L Services, Inc.
129 W. Hibiscus Blvd. #T
Melbourne FL 32901

QUIT CLAIM DEED

Parcel Identification Number: 29-37-29-GU-1155-9

THIS QUIT CLAIM DEED EXECUTED this 10 day of May 2023.

By (first party) CHAYANIN BOONPONGMANEE, a married woman, whose post office address is: 8819 W. Victoria Ave., #140, Kennewick, WA 99336,

To (second party) C1 PB, LLC, a Florida Limited Liability Company, whose principal address is: 3225 McLeod Dr., Suite 100, Las Vegas, NV 89121, and whose mailing address is: 8819 W. Victoria Ave., #140, Kennewick, WA 99336,

(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 ten (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim 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:

Lot 9, Block 1155, Port Malabar Unit Twenty Four, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 29 through, 41 inclusive, of the Public Records of Brevard County, Florida.

Commonly Known As: 645 Paigo St. SE, Palm Bay, FL 32909

SAID PROPERTY IS NOT THE HOMESTEAD OF GRANTOR UNDER THE LAWS AND/OR CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR NOR ANY MEMBERS OF THE HOUSEHOLD OF GRANTOR RESIDE THEREON.

THE TITLE TO THIS PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER OF THIS QUIT CLAIM DEED AND NO REPRESENTATIONS NOR WARRANTIES OF TITLE ARE MADE BY THE PREPARER.

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

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:


Witness Signature


CHAYANIN BOONPONGMANEE

Melissa Guerrero Fernandez
Printed Name of Witness

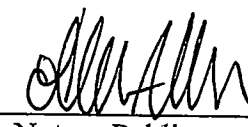

Witness Signature

Nancy C Ekstrom
Printed Name of Witness

STATE OF WASHINGTON
COUNTY OF Benton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of May 2023, by CHAYANIN BOONPONGMANEE, who produced WA State ID as identification.

Olivia A Allen
Expiration 09-01-2024
NOTARY PUBLIC #20114045
STATE OF WASHINGTON


Notary Public