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Prepared by & return to:

G. Paul Lemieux, Esq.

Lemieux & Jacoby Elder Law Advocates

2111 Dairy Road

Melbourne, Florida 32904

Property Address: 1065 Venetian Drive #102, Melbourne, FL 32904

Parcel I.D.: 28-37-20-00-13.Z

### **QUIT CLAIM DEED**

This Quit Claim Deed is made on this between first party (Grantor), SANDRA GARGANO, a single woman, whose post office address is 1065 Venetian Drive #102, Melbourne, FL 32904 and second party (Grantee) SANDRA GARGANO, as trustee, and her successor trustees, of the SANDRA GARGANO TRUST DATED DECEMBER 21, 2023 as amended, with full power and authority to protect, conserve, sell, lease or encumber or otherwise to manage and dispose of the herein described property, whose mailing address is 1065 Venetian Drive #102, Melbourne, FL 32904.

Witnesseth, that the said first party (Grantor), for and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration in hand pay by the second party (Grantee), the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following real property in County, Florida, described as follows:

**Unit 102, Building 1065, VENETIAN VILLAGE, a Condominium, according to the Declaration of Condominium, as recorded in Official Record Book 5510, page 6972, of the Public Records of Brevard County, Florida, together with all amendments thereto and together with an undivided interest in the common elements appurtenant thereto.**

Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

Subject to said restrictions, reservations, easements, and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

Signed in the presence of:

Sandra Gargano  
SANDRA GARGANO

Carol Gallagher  
Witness

Carol Gallagher  
Print Name

2111 Dairy Rd  
Melbourne, FL 32904  
Address

Santa Mancano  
Witness

SANTA MANCANO  
Print Name

2111 Dairy Rd  
Melbourne, FL 32904  
Address

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ✓ physical presence, or     online notarization, this February 5, 2024 by SANDRA GARGANO who is     personally known to me, or ✓ produced FL Driver License as identification.

Catherine A. Colomberti  
Notary Public-

