

PREPARED BY AND RETURN TO:

Name: Alexandra Ponce, Esq.

**Alexandra Ponce, Esq.**

Address: 1212 E. Broward Boulevard Suite 202  
Ft. Lauderdale FL 33301

File No:

Parcel No.: 28-37-07-30-\*-75

Recorded without the benefit of a title search

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(Space Above This Line For Recording Data)

### Quit Claim Deed

THIS QUIT-CLAIM DEED is made as of this 14th day of February, 2024, by **Ana Milena Collazos Villegas NKA Ana Milena Collazos Martling**, a married woman joined by her husband **Donald W. Martling** ("Grantor"), whose post office address is **2635 Summerwind Court, West Melbourne, FL 32904**, given to second party **Ana Milena Collazos Martling and Donald W. Martling, husband and wife**, whose post office address is **2635 Summerwind Court West Melbourne FL 32904** ("Grantee").

#### W I T N E S S E T H:

For good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in **Brevard County, Florida**, as more particularly described as follows:

**Lot 75, WOODFIELD AT HERITAGE OAKS PHASE 2, a subdivision according to the map or plat thereof as recorded in Plat Book 49, Pages 54 through 56, inclusive, Public Records of Brevard County, Florida.**

\*\*This deed is being recorded to reflect the grantor's new name as she is now a married woman and was single when she originally took title to the home. This deed is also being recorded to add her husband, Donald W. Martling, to title.

SUBJECT to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

\*\*SIGNATURE PAGE TO FOLLOW\*\*

IN WITNESS WHEREOF, the Grantor has caused this Quit-Claim Deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Ana Milena Collazos Martling  
Ana Milena Collazos Martling  
Donald W Martling  
Donald W. Martling

April D. Dodd  
WITNESS April D. Dodd  
PRINT NAME: \_\_\_\_\_

Sonyda Ring  
WITNESS Sonyda Ring  
PRINT NAME: \_\_\_\_\_

5445 Murrell Road, Suite 104 Viera, FL 32955

WITNESS 1 ADDRESS

33 Suntree Blvd, Viera Fl 32940

WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14th day of February, 2024, by Ana Milena Collazos Martling and Donald W Martling .

April D. Dodd

Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: X

Type of Identification

Produced: \_\_\_\_\_

Valid ID

