


3

Return to:
DENNIS P. DEJULIUS 
and ANGELA J. DEJULIUS
198 Woodsong Way
Chagrin Falls, OH 44023

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

QUIT CLAIM DEED

Parcel Identification Number: 24-37-14-00-510.S

THIS QUIT CLAIM DEED EXECUTED this 26th day of February, 2024.

By (first party) **SOLSTICE HOLDINGS LLC, a Ohio Limited Liability Company, existing under the laws of Ohio**, and having its principal place of business at: 198 Woodsong Way, Chagrin Falls, OH 44023,

To (second party) **DENNIS P. DEJULIUS and ANGELA J. DEJULIUS, as Husband and Wife**, whose post office address is: 198 Woodsong Way, Chagrin Falls, OH 44023,

(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.)

Witneseth, 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:

Unit 19 of Pearls Del Mar, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 5498, Page(s) 1500, of the Public Records of Brevard County, Florida, and any amendments thereto, together with its undivided share in the common elements

Commonly known as: 124 Joe PL, Unit 19, Cape Canaveral, FL 32920

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 company has caused these presents to be executed in its name, and its company seal to be hereunto affixed, by its proper officers thereunto duly authorized, this

26 day of February, A.D. 2024.

Signed, sealed, and delivered in the presence of:

SOLSTICE HOLDINGS LLC, a
Ohio Limited Liability Company

Kyle Summy
Signature of 1st Witness

Dennis P. DeJulius
DENNIS P. DEJULIUS, Member

Kyle Summy
Printed Name of 1st Witness

Physical Address of 1st Witness:

7242 Scottsdale Cir
Mentor, OH 44060

Denise Almeida
Signature of 2nd Witness

Denise Almeida
Printed Name of 2nd Witness

Physical Address of 2nd Witness:

17747 Chillicothe Rd
Chagrin Falls, Ohio 44023

STATE OF Ohio

COUNTY OF Clermont

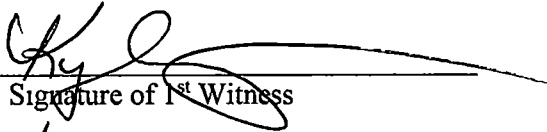
I hereby certify that on this 26th day of February, 2024, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by physical presence, DENNIS P. DEJULIUS, known to me to be a member of the SOLSTICE HOLDINGS LLC, in whose name the foregoing instrument was executed, and that DENNIS P. DEJULIUS severally acknowledges executing the same for such company; freely and voluntarily, under authority duly vested in DENNIS P. DEJULIUS by said company, and that the seal affixed thereto is the true company seal of said company, that I relied upon the following form Drivers License of identification of the above-named person DENNIS P. DEJULIUS and that an oath was not taken.

[Signature]
Notary Public



SETH KUBAITIS
Notary Public, State of Ohio
Commission No. 2023-RE-867816
My Commission Expires
August 28, 2028

SOLSTICE HOLDINGS LLC, a
Ohio Limited Liability Company


Signature of 1st Witness

Kyle Summy
Printed Name of 1st Witness

Physical Address of 1st Witness:

7242 Scottsdale Cir
Mentor, OH 44060

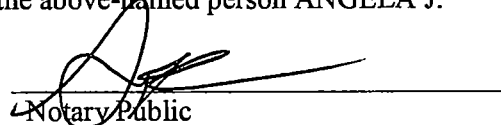

Signature of 2nd Witness

Denise Almeida
Printed Name of 2nd Witness

Physical Address of 2nd Witness:

17747 Chillicothe Rd
Chagrin Falls, Ohio 44023

STATE OF Ohio COUNTY OF Crawford
I hereby certify that on this 26th day of February 2024, before me, an officer
duly authorized to administer oaths and take acknowledgments, personally appeared by physical
presence, ANGELA J. DEJULIUS, known to me to be a member of the SOLSTICE HOLDINGS
LLC, in whose name the foregoing instrument was executed, and that ANGELA J. DEJULIUS
severally acknowledges executing the same for such company, freely and voluntarily, under
authority duly vested in ANGELA J. DEJULIUS by said company, and that the seal affixed
thereto is the true company seal of said company, that I relied upon the following form
Driver's License of identification of the above-named person ANGELA J.
DEJULIUS and that an oath was not taken.


Notary Public



SETH KUBAITIS
Notary Public, State of Ohio
Commission No. 2023-RE-867816
My Commission Expires
August 28, 2028