

## Quitclaim Deed

RECORDING REQUESTED BY Evelyn Ruddiman (AKA Evelyn Colon-Correa)  
AND WHEN RECORDED MAIL TO:  
Evelyn Ruddiman, Grantee(s)  
1825 Warton Ave. SE  
Palm Bay, FL 32909

Consideration: \$ -0-

Property Transfer Tax: \$ -0-

Assessor's Parcel No.: 29-37-20-60-818-19

PREPARED BY: Evelyn Ruddiman certifies herein that he or she has prepared this Deed.

Evelyn Ruddiman  
Signature of Preparer

04/09/2024  
Date of Preparation

Evelyn Ruddiman  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 04/09/2024 in the County of  
Brevard, State of Florida


by Grantor(s), Harry Dustin Ruddiman  
whose post office address is 1825 Warton Ave. S.E., Palm Bay, FL 32909  
to Grantee(s), Evelyn Ruddiman  
whose post office address is 1825 Warton Ave. SE, Palm Bay, FL 32909

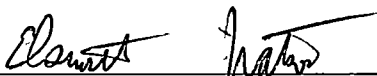
WITNESSETH, that the said Grantor(s), Harry Dustin Ruddiman,  
for good consideration and for the sum of \$ 0.00  
(\$ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Brevard, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.


**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:


**GRANTOR(S):**

  
 Signature of Grantor  
Harry Dustin Ruddiman  
 Print Name of Grantor

  
 Signature of First Witness to Grantor(s)  
Elsworth Watson  
 Print Name of First Witness to Grantor(s)  
 3425 Bayside Lakes Blvd SE Ste 103,  
 Palm Bay, FL 32909

**GRANTEE(S):**

  
 Signature of Grantee  
Evelyn Ruddiman  
 Print Name of Grantee

  
 Signature of First Witness to Grantee(s)  
JONATHAN RICKETTS  
 Print Name of First Witness to Grantee(s)  
 3425 Bayside Lakes SE Ste 103  
 Palm Bay, FL 32909

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

  
 Signature of Second Witness to Grantor(s)

ROSALIA FULBRUNN  
 Print Name of Second Witness to Grantor(s)  
 1817 WARTON AVE SE  
 PALM BAY, FL 32909

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

**NOTARY ACKNOWLEDGMENT**

State of Florida

County of Broward

On April 9, 2024, before me, Elewath Watson, a notary public in and for said state, personally appeared, Sheryl Ruckman and Harry Dustin Ruddiman

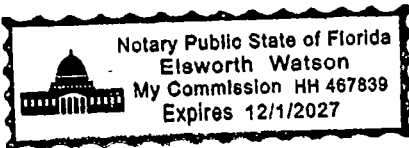
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

Elewath Watson  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID ☒

Type of ID Florida Drivers License (Seal)



## Exhibit "A"

House. Located at 1825 Warton Ave. S.E  
Palm Bay, FL. 32909

Taxing District - 3440 - Palm Bay

Parcel ID - 29-37-20-GQ-818-19

Single Family Residence

Total Acres - 0.23

Site Code - 0001 - No other code APPL.

Plat Book / Page 0015 / 0099

Subdivision Port Malabar Unit 17

Land description - Port Malabar Unit 17

Lot 19 BIK 818

Building Use : 0110 - Single Family Residence

Exterior Wall - Stucco

Frame - MASONRY CONC.

Roof ASPH/ASB SHGL

Roof Structure HTP/GABLE

Base Area (1st) 1,448

Garage 404

Screen Porch 30

Total Base Area 1,448

Total Sub Area 1,882

Year Built 1998

Story Height 8

Floors 1

Residential Units 1

~~OR Commercial~~ Commercial Units 0

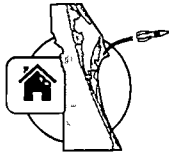
Enclod Room 320

Out building 96

Patio - Concrete 96

\* Note: See Exhibit B.

Exhibit B

**Dana Blickley, CFA, Brevard County Property Appraiser**

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.BCPAO.us

Disclaimer

**REAL PROPERTY DETAILS**  
 Account 2938453 - Roll Year 2023

Owners	RUDDIMAN, HARRY DUSTIN, COLON-CORREA, EVELYN
Mailing Address	1825 WARTON AVE SE PALM BAY FL 32909
Site Address	1825 WARTON AVE SE PALM BAY FL 32909
Parcel ID	29-37-20-GQ-818-19
Taxing District	34U0 - PALM BAY
Exemptions	DICV - DISABILITY - CIVILIAN HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.23
Site Code	0001 - NO OTHER CODE APPL
Plat Book/Page	0015/0099
Subdivision	PORT MALABAR UNIT 17
Land Description	PORT MALABAR UNIT 17 LOT 19 BLK 818

**VALUE SUMMARY**

Category	2023	2022	2021
Market Value	\$224,560	\$210,020	\$149,040
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$103,230	\$163,940	\$149,040
Assessed Value School	\$103,230	\$210,020	\$149,040
Homestead Exemption	\$25,000	\$0	\$0
Additional Homestead	\$25,000	\$0	\$0
Other Exemptions	\$5,000	\$0	\$0
Taxable Value Non-School	\$48,230	\$163,940	\$149,040
Taxable Value School	\$73,230	\$210,020	\$149,040

**SALES / TRANSFERS**

Date	Price	Type	Instrument
05/17/2022	\$310,000	WD	9519/1151
03/19/2018	--	QC	8118/2912
02/14/2005	\$65,000	QC	5430/1871
01/04/2005	--	QC	5416/0766
01/04/2005	--	QC	5416/0765
01/04/2005	--	QC	5416/0764
01/30/2000	--	QC	4115/1291
07/30/1998	\$67,500	WD	3869/2029
02/28/1998	\$3,700	WD	3788/0154
12/01/1996	\$1,000	XD	3629/2154
01/01/1980	\$1,800	--	2214/2516
07/01/1976	--	--	1637/0157

**BUILDINGS****PROPERTY DATA CARD #1****Building Use:** 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall	STUCCO	Year Built	1998
Frame	MASNRYCONC	Story Height	8
Roof	ASPH/ASB SHNGL	Floors	1
Roof Structure	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,448	Enclosed Room	320
Garage	404	Outbuilding	96
Screen Porch	30	Patio - Concrete	96
Total Base Area	1,448		
Total Sub Area	1,882		