

**Prepared By and Return To:**

Express Title & Closing Services LLC.

Attn: Andrea Alves

8810 Commodity Circle, Unit 11

Orlando, FL 32819

Order No.: 2024-8421 VL28

Property Appraiser's Parcel I.D. (folio) Number:

29-37-30-GV-1330-28

**Quit Claim Deed**

THIS Quit Claim Deed dated April 25, 2024, by Entrust of Colorado, Inc., a Colorado corporation, as Administrator for END-IRA, Inc., FBO Steven Phillip Stylianios IRA, existing under the laws of Colorado, and having its principal place of business at 1070 W Century Drive, Louisville, Colorado 80027 (the "Grantor"), to New Direction IRA, Inc., Administrator for END-IRA, Inc., FBO Steven Phillip Stylianios IRA, a Colorado corporation whose post office address is 1070 W Century Drive, Louisville, Colorado 80027 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars No/100 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Brevard, State of Florida, viz:

Lot 28, Block 1330, PORT MALABAR UNIT TWENTY FIVE, according to the plat thereof recorded in Plat Book 16, Pages 68 through 83, of the Public Records of Brevard County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]  
Witness Signature  
Lori Johnson  
Printed Name of First Witness

Entrust of Colorado, Inc., a Colorado corporation,  
as Administrator for END-IRA, Inc., FBO Steven  
Phillip Stylianos IRA

By: [Signature]  
Nicole Shultz, Authorized Signer

1070 W Century Dr. Louisville, CO  
Address of First Witness 80027

Read and Approved

Nicole Shultz  
As authorized signer for NDTCO

[Signature]  
Witness Signature  
Ashley Whitlock  
Printed Name of Second Witness

STEVEN PHILIP STYLIANOS  
Steven Philip Stylianos  
Grantor Address:  
1070 W Century Drive  
Louisville, CO 80027

1070 W Century Dr. Louisville, CO  
Address of Second Witness 80027

STATE OF COLORADO

COUNTY OF Boulder

The foregoing instrument was executed and acknowledged before me by means of X  
Physical Presence or Online Notarization on 4/23/24 by Nicole Shultz, Authorized Signer for  
Entrust of Colorado, Inc., a Colorado corporation, as Administrator for END-IRA, Inc., FBO  
Steven Phillip Stylianos IRA.

Personally known X  
or Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

ASHLEY WHITLOCK  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20144009157  
MY COMMISSION EXPIRES 02/26/2026

[Signature]  
Notary Public  
Print Name: Ashley Whitlock  
My Commission Expires: 2/26/26