

This Instrument Prepared By:
JOHN P. MAAS, ESQ.
PELAEZ MAAS LAW, PLLC
44 NE 16th Street
Homestead, FL 33030

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

This Indenture made this 11th day of July, 2023, between **BETTY TUYA, an unmarried widow**, herein called Grantor, whose address is 15820 SW 280th Street, Homestead, Florida 33031, for and in consideration of TEN DOLLARS (\$10.00) and Other Good & Valuable Consideration, to her in hand paid, has remised, released and quit claimed, and by these presents does remise, release and quit claim unto, **BETTY TUYA, a single woman, ANDRES VELO and ILIANA MARIA TUYA VELO, husband and wife, as joint tenants with rights of survivorship**, herein called Grantee, whose address is 15820 SW 280th Street, Homestead, Florida 33031, their heirs and assigns, all of 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 **Columbia**, State of Florida:

Lot 1, of SEDGEFIELD PHASE 4, as per Plat thereof recorded in Plat Book 8, Pages 65 and 66, of the Public Records of Columbia County, Florida.

Parcel Identification No.: 03-6S-16-03767-401

Subject to all laws and ordinances, and subject to taxes for the year 2023 and subsequent years.

This is a conveyance of unencumbered property given in consideration of love and affection as the Grantees, are the daughter and son-in-law of Grantor, and therefore, minimum documentary stamps are affixed hereto.

This deed has been prepared without the benefit of a title search pursuant to the instruction of the parties, and therefore, no opinion of title is given.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging, or in anyone appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the First Party, either in law or equity, to the only proper use, benefit and behalf of the said Second Party forever.

1 11th **IN WITNESS WHEREOF**, the said First Party has signed and sealed these presents this day of July, 2023.

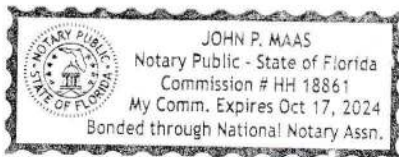
John P. Maas
WITNESS John P. Maas
Print Name _____

Betty Tuya
BETTY TUYA

Jacqueline Martinez Regueira
WITNESS Jacqueline Martinez Regueira
Print Name _____

STATE OF FLORIDA)
 : ss
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 11th day of July, 2023 by **BETTY TUYA**, who ☐ is personally known or ☒ has produced Florida Driver's License as identification.



My Commission Expires:

John P. Maas
NOTARY PUBLIC John P. Maas
Print Name _____

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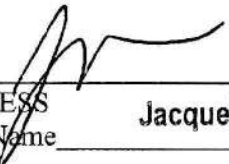
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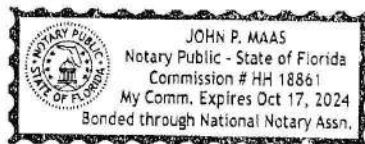

WITNESS John P. Maas
Print Name _____


BETTY TUYA


WITNESS Jacqueline Martinez Regueira
Print Name _____

STATE OF FLORIDA)
: ss
COUNTY OF MIAMI-DADE)

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