

Prepared by and return to:

Jason A. Waddell
Waddell Law Firm
4317 Spanish Trail
Pensacola, FL 32504

The preparer of this Quit Claim Deed represents that:
This Quit Claim Deed has been prepared at the express direction of the Grantor and Grantee solely from the legal description provided to the preparer by the Grantor and Grantee; that no title search, survey, or inspection of the property described below has been performed by the preparer; that the title to the property described below has not been examined by the preparer; and that the preparer makes no representation, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address are: Thomas J. Veroneau and Jo-Anne Veroneau, husband and wife
3764 Lexa Ct.
Gulf Breeze, FL 32563
(Life Tenants)

2. IDENTIFICATION OF GRANTEE

Grantee's name and address are: Thomas Veroneau, Jr.
8239 Verdura St.
Navarre, FL 32566

and

Scott Veroneau
1508 Kitty Hawk Dr.
Gulf Breeze, FL 32563

and

Brian Veroneau
1500 Kitty Hawk Dr.
Gulf Breeze, FL 32563

and

Nathaniel Veroneau
5406 Fawn Ridge Dr.
Gulf Breeze, FL 32563

and

Micah Veroneau
1508 Kitty Hawk Dr.
Gulf Breeze, FL 32563
(Remaindermen)

COPY

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Lot 26, Block J, Victorian Village Phase 3, being a portion of Section 28, Township 2 South, Range 28 West, Santa Rosa County, Florida, according to Plat recorded in Plat Book 9, Page 85 of the Public Records of said County.

Parcel Identification Number: 28-2S-28-5544-00J00-0260

Property Address: 3764 Lexa Ct., Gulf Breeze, FL 32563

THIS IS NOT A SALE TRANSACTION

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, we hereby convey, remise (give up a claim), and quit-claim (transfer without warranty) subject to Grantors' life-estate, without any liability for waste, with full power and authority to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration and without joinder by the remaindermen, and to keep absolutely any and all proceeds derived therefrom. Further, the Grantors reserve the right to change remaindermen at any time without consent of remaindermen. Grantors further reserve the right to cancel this deed by reconveyance to the Grantors, which shall divest and destroy any and all rights the Grantees may possess under this Deed. Upon death of the life tenants, title shall be in the names of Thomas Veroneau, Jr., Scott Veroneau, Brian Veroneau, Nathaniel Veroneau, and Micah Veroneau tenants in common.

Executed on March 7, 2025.

Thomas J. Veroneau
Thomas J. Veroneau
3764 Lexa Ct.
Gulf Breeze, FL 32563

Jo-Anne Veroneau
Jo-Anne Veroneau
signature affixed by Notary, pursuant to
§117.05(14), Florida Statutes
3764 Lexa Ct.
Gulf Breeze, FL 32563

Signed in the presence of:

Rebecca McCaa
Rebecca McCaa
1643 College Parkway
Gulf Breeze, FL 32563

Signed in the presence of:

Cynthia Jones
Cynthia Jones
5744 E. Bay Blvd.
Gulf Breeze, FL 32563

DRY

UNSWORN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, by means of physical presence, this 7th day of March, 2025, by Thomas J. Veroneau who has produced Florida Driver's License as identification.



JASON A. WADDELL
Commission # HH 272035
Expires June 6, 2026

Notary Public - State of Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

SWORN AND ACKNOWLEDGED before me by means of physical presence on March 7, 2025, by Jo-Anne Veroneau, a person having a physical impairment that impedes her ability to sign and initial (where indicated) the foregoing instrument, who has produced a Florida Identification Card that contained his photograph and signature as identification, and subscribed by Jason A. Waddell at the direction of and in the presence of Jo-Anne Veroneau and in the presence the following witnesses: Rebecca McCaa, who has produced Florida Driver's License as identification by means of physical presence; and Cynthia Jones, who has produced Florida Driver's License as identification, by means of physical presence.

Notary Public - State of Florida



JASON A. WADDELL
Commission # HH 272035
Expires June 6, 2026

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