

Dear Indian River County Clerk of the Circuit Court

RE: QUITCLAIM DEED

FROM: Bianca P. Keresey, Successor Trustee of the Keresey Family Trust, U.T.D. 10th
Day of November, 1994

TO: Bianca P. Keresey, a widow

ASSESSOR'S PARCEL NUMBER: 33392400012020100003.0

PROPERTY TYPE:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME- SHARE
✓								

SUR-26124D1-03

CONSIDERATION: ONE AND NO/100 DOLLAR (\$1.00)

DOCUMENTARY STAMP TAX: _____

EXPLANATION OF CONSIDERATION:

BPK
ST

Documentary Stamp Tax: _____

After Recording Mail To:

Bianca P. Keresey
739 Southwest C Timber Ridge Trail
Vero Beach, Florida 32962

This document prepared by:

Todd Faber, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

QUITCLAIM DEED

TITLE OF DOCUMENT

This quitclaim deed, made the 29th day of December, 2009, by Bianca P. Keresey, Successor Trustee of the Keresey Family Trust, U.T.D. 10th Day of November, 1994, whose mailing address is 739 Southwest C Timber Ridge Trail, Vero Beach, Florida 32962, hereinafter called the Grantor, to Bianca P. Keresey, a widow, whose mailing address is 739 Southwest C Timber Ridge Trail, Vero Beach, Florida 32962, hereinafter called the Grantee.

The Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby remises, releases, and quitclaims unto the Grantee all that certain land, situate in Indian River County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Assessor's Parcel Number: 33392400012020100003.0

And more commonly known as: 739 Southwest C Timber Ridge Trail, Vero Beach, Florida 32962

Prior Recorded Doc. Ref.: Deed; Recorded 11.16.94, BK —, PG —, Doc. No. 865210

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now 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.

The land described herein (You must make a selection):

✓ is homestead property of the said Grantor

— is **NOT** homestead property of the said Grantor

BPK
ST

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

When the context requires, singular nouns and pronouns include the plural.

Bianca P. Keresey Successor Trustee
Bianca P. Keresey, Successor Trustee

Signed, sealed and delivered in the presence of:

Witness Signatures:

Jean E. Minotty
Printed Name: Jean E. Minotty

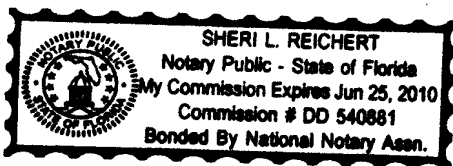
STATE OF Florida)

COUNTY OF Indian River) ss

Victor Minotty
Printed Name: Victor Minotty

The foregoing instrument was acknowledged before me this 29th day of December, 2009, by **Bianca P. Keresey, Successor Trustee**, who is/are personally known to me or who has/have produced FL Drivers License (type of identification) as identification.

NOTARY STAMP/SEAL



Sheri L. Reichert
NOTARY PUBLIC
Sheri L. Reichert
PRINTED NAME OF NOTARY PUBLIC
My Commission Expires: 6-25-2010

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF INDIAN RIVER, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

APARTMENT UNIT 3, BUILDING B-1, TIMBER RIDGE VILLAGE I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, DATED MARCH 25, 1985, AND RECORDED IN OFFICIAL RECORDS BOOK 0705, PAGE 0653, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, INCLUDING ALL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE TERMS OF THE DECLARATION OF CONDOMINIUM. SUBJECT, HOWEVER, TO ALL OF THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM. TOGETHER WITH PARKING SPACE NO. B-1-3 ASSIGNED BY DEVELOPER ACCORDING TO THE DECLARATION OF CONDOMINIUM.

BPK
ST