

Prepared By:

maren elizabeth Nelson
2360 Water Oak Court
Vero Beach, FL 32963
(651) 587-8136

When Recorded Return To:

Heltzer Law Office
101 E. 5th Street, #2626
St. Paul, MN 55101
(651) 338-8508

Parcel Identification Number:

33-40-31-00014-0030-00324/0

(Space above this line reserved for recording office use only)

QUITCLAIM DEED

This Quit Claim Deed made this 8th day of August, 2017 between Maren E. Nelson, a single person, whose address is 2360 Water Oak Court #324, Vero Beach, FL 32962, grantor, and Hubert Nelson, II, a single person, whose address is 534 Summit Ave., St. Paul, MN 55102, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Indian River County, Florida to-wit:

Unit 324, Building 3, of Water Oak at Indian River Club Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Books Book 2206, Page(s) 2306 and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.


Parcel Identification Number: 33-40-31-00014-0030-00324/0

The name and address for delivery of the tax statement are Maren E. Nelson of 2360 Water Oak Court, Vero Beach, FL 32963.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.



Maren E. Nelson

Signed in the presence of:

Signed in the presence of:

Print: _____
Date: _____
Witness _____

Print: _____
Date: _____
Witness _____

STATE OF ~~Florida~~ ^{WI}
COUNTY OF ~~Indian River County~~ ^{Polk County}

The foregoing instrument was acknowledged before me Kristy Haack a
notary this 9th day of August, 2017, by Maren E. Nelson, who is personally known to me
or has produced Divers License as identification and was acknowledged that this instrument was
executed as a free act and deed.

Kristy L. Haack
Notary Public - State of Wisconsin

