

RECORDING FEES:

Recording Expense- \$ 18.50
Documentary Stamp Tax- \$.70

This instrument prepare by and return to:
J. Atwood Taylor, III, Esquire
2145 14th Avenue, Suite 15
Vero Beach, Florida 32960
Jatwoodtayloriii@chartered@gmail.com

Parcel ID No: 33-39-04-00008-0000-00010/0

QUIT-CLAIM DEED

THIS INDENTURE is effective the 13th day of September, 2018 and is executed by **MEGAN ELIZABETH HEDIN, a single woman**, whose address is 1565 48th Avenue, Vero Beach, Florida 32968 (hereinafter referred to as "Grantor"), in favor of **MEH2145, LLC, a Florida limited liability company**, whose address is 1565 48th Avenue, Vero Beach, Florida 32968 (hereinafter referred to as "Grantee").

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS in hand paid and received and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confirmed and as sufficient inducement to execute this instrument, does hereby grant, transfer, and convey to the said Grantee, and Grantee's heirs, successors, and assigns forever, the following described property, to-wit:

Lot 10 and the South one-half (1/2) of Lot 11, ALBRECHT GROVE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 3, Page 100, of the Public Records of Indian River County, Florida.

Said lands located at 2145 45th Avenue, Vero Beach, Florida 32966.

TOGETHER WITH all tenements, hereditaments, and appurtenances benefitting and appertaining to the said property.


Grantor is the owner and titleholder of the above described property by virtue of an award of said property pursuant to that certain Final Judgment for Dissolution of Marriage entered in Case No. 31-2017-DR-00-0910, in the Circuit Court in and for Indian River County, Florida.

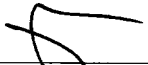
No documentary stamp tax is required to be paid on the transfer evidenced by this instrument by virtue of *Crescent Miami Center, LLC v. Department of Revenue*, 857 So.2d 904 (Fla. 3d D.C.A. 2003). The transfer effected by this instrument is made for nominal, although sufficient consideration and is further made by the sole member and owner of the named limited liability company Grantee.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year set forth below.

Signed, sealed, and delivered in the presence of:

"GRANTOR"


Name: JILMA COMAS



Name: J. A. TAYLOR, III


MEGAN ELIZABETH HEDIN

STATE OF FLORIDA)


COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this 13th day of September, 2018, by **MEGAN ELIZABETH HEDIN**, a **single woman**, who did acknowledge before me that said person executed the foregoing instrument for the uses and purposes therein set forth. Said person has produced a current driver's license as identification, and I have thus confirmed said person's identity.



NOTARY PUBLIC

My Commission Expires: 2/15/2020
(Affix Official Seal)

 **JAMES ATWOOD TAYLOR, III**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF960585
Expires 2/15/2020

Note from the scrivener: this instrument has been prepared by the scrivener without the benefit of a title search or title examination; hence, the scrivener assumes no liability by statute or by or under the common law of the State of Florida for any errors in this instrument, whether as to the party or parties or as to the property described herein or otherwise, or for matters that appear in the chain of title of and for the above described property that are or may become liens or encumbrances upon the above described property. Further, the scrivener has not provided legal advice either to the Grantor or to the Grantee regarding tax implications or tax liabilities or the impact upon existing title insurance coverage, if any, arising out of the conveyance effected by this instrument.