

AFTER RECORDING RETURN TO:

NationalLink
1000 Commerce Dr, Suite 300
Pittsburgh, PA 15275
File No. 100500347

This document prepared by:
HEATHER MAYER, ESQ.
3109 Spring Glen Rd., Suite 303
Jacksonville, FL 32207
716-634-3405

Parcel ID No.: 33-40-05-00006-0000-00016/0

QUITCLAIM DEED

THIS DEED made and entered into on this 9 day of JUNE, 2020, by and between **THOMAS E. WHEELER, AS TRUSTEE OF THE THOMAS E. WHEELER LIVING TRUST UTA DATED MAY 15, 2001, AND RESTATED DECEMBER 13, 2011, AS AMENDED**, whose address is 506 Bay Dr, Vero Beach, FL 32963, hereinafter referred to as Grantor(s) and **THOMAS E. WHEELER, AS TRUSTEE OF THE THOMAS E. WHEELER LIVING TRUST UTA DATED MAY 15, 2001, AND RESTATED DECEMBER 13, 2011, AS AMENDED AS TO AN UNDIVIDED 50% INTEREST** and **BETSY J. WHEELER, AS TRUSTEE OF THE BETSY J. WHEELER LIVING TRUST UTA DATED MAY 15, 2001, AND RESTATED DECEMBER 13, 2011, AS AMENDED, AS TO AN UNDIVIDED 50% INTEREST**, whose address is 506 Bay Dr, Vero Beach, FL 32963, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Indian River County, Florida:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 506 Bay Dr, Vero Beach, FL 32963

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 9 day of JUNE, 2020.

THWL

THOMAS E. WHEELER, AS TRUSTEE OF THE THOMAS E. WHEELER LIVING TRUST UTA DATED MAY 15, 2001, AND RESTATED DECEMBER 13, 2011, AS AMENDED

Signed, sealed and delivered in the presence of:

Witnesses:

Betsy Hyde

Signature

Print Name: Betsy Hyde

Clark Broida

Signature

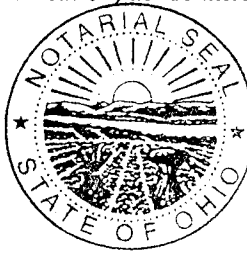
Print Name: CLARK BROIDA

STATE OF OHIO
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] on-line notarization, this 9 day of JUNE, 2020 by THOMAS E. WHEELER, AS TRUSTEE OF THE THOMAS E. WHEELER LIVING TRUST UTA DATED MAY 15, 2001, AND RESTATED DECEMBER 13, 2011, AS AMENDED, who is/are personally known to me or who has produced USA PASSPORT (type of identification) as identification.

Clark Broida

Signature of Notary Public
Print Name: CLARK BROIDA



CLARK BROIDA
Notary Public - Ohio
My Commission Expires
9-24-2023
(Seal)

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA TO-WIT:

LOT 16, REPLAT OF RIOMAR BAY, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 65, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

BEING THE SAME PROPERTY CONVEYED FROM JOHN S. CONNORS AND SHEILA W. CONNORS, HUSBAND AND WIFE TO THOMAS E. WHEELER, AS TRUSTEE OF THE THOMAS E. WHEELER LIVING TRUST UTA DATED MAY 15, 2001, AND RESTATED DECEMBER 13, 2011, AS AMENDED, AS DESCRIBED IN DEED BOOK 3286 AT PAGE 548, DATED 03/16/2020 AND RECORDED 03/17/2020 IN INDIAN RIVER COUNTY, FLORIDA RECORDS.

PARCEL ID NUMBER: 33-40-05-00006-0000-00016/0

PROPERTY COMMONLY KNOWN AS: 506 BAY DR, VERO BEACH, FL 32963