

AFTER RECORDING RETURN TO:

Mortgage Connect, LP  
600 Clubhouse Drive  
Moon Township, PA 15108  
File No. 2938359

This document prepared by:

Heather Mayer, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Tax ID No.: 333914000170005000010

Outstanding Mortgage Balance: \$ \_\_\_\_\_

Taxable Value at 50% = \$ \_\_\_\_\_

Taxes due: \$ \_\_\_\_\_

**QUITCLAIM DEED**

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THIS DEED made and entered into on this 20<sup>th</sup> day of November, 2023, by and between **Jodie Elizabeth Stivers, an unmarried woman**, residing at 1605 1st Street, Vero Beach, FL 32962, hereinafter referred to as "Grantor" and **Jodie Elizabeth Stivers, an unmarried woman and Rebecca Stivers, an unmarried woman, as joint tenants with right of survivorship**, residing at 1605 1st Street, Vero Beach, FL 32962, hereinafter referred to as "Grantee".

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, hereby remises, releases and quitclaims unto the Grantee, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situated in the County of Indian River, State of Florida:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 1605 1st Street, Vero Beach, FL 32962

Prior instrument reference: Book 2667, Page 2076, Recorded: 05/17/2013

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 same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

Jodie Elizabeth Stivers  
Jodie Elizabeth Stivers

Signed, sealed and delivered in the presence of:  
Witnesses:

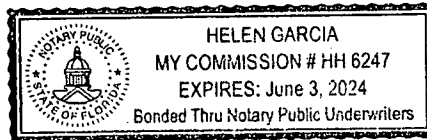
Helen Garcia  
Signature  
Print Name: Helen Garcia

REY GARCIA  
Signature  
Print Name: REY GARCIA

STATE OF Florida  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization, this 20<sup>th</sup> day of November, 2023, by **Jodie Elizabeth Stivers**.

Helen Garcia  
Signature of Notary Public  
Helen Garcia  
Name of Notary Public Typed, Printed, or Stamped



Personally Known \_\_\_\_\_ OR Produced Identification X  
Type of Identification Produced Drivers license and State ID

**Exhibit A**  
**Legal Description**

Block E, Lot 1, Moreland Subdivision, according to the Plat thereof filed in the Office of the Clerk of the Circuit Court of Indian River County, Florida in Plat Book 4, Page 12, said land lying and being in Indian River County, Florida.

Being the same property as conveyed from Charlee Stivers, an unmarried woman to Jodie Elizabeth Stivers, an unmarried woman as set forth in Deed Book 2667 Page 2076 dated 05/16/2013, recorded 05/17/2013, INDIAN RIVER County, FLORIDA.

Parcel ID: 333914000170005000010