

AFTER RECORDING RETURN TO:

Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2955255

This document prepared by:
Heather Mayer, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 333911000060100000070

Outstanding Mortgage Balance: \$ 185,359.54
Taxable Value at 33.33% = \$ 61,780.33
Taxes due: \$ 432.60

QUITCLAIM DEED

THIS DEED made and entered into on this 15th day of January, 2024, by and between **Robert E. Chesser and Dona A. Chesser, husband and wife and Kelly Michelle Chesser, an unmarried woman**, residing at 1670 11th Place, Vero Beach, FL 32960, hereinafter referred to as "Grantor" and **Robert E. Chesser and Dona A. Chesser, husband and wife, as joint tenants with right of survivorship**, residing at 1670 11th Place, Vero Beach, FL 32960, 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: 1670 11th Place, Vero Beach, FL 32960

Prior instrument reference: Book 3573, Page 2081, Recorded: 09/30/2022

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.

Robert E. Chesser
Robert E. Chesser

Dona A. Chesser
Dona A. Chesser

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

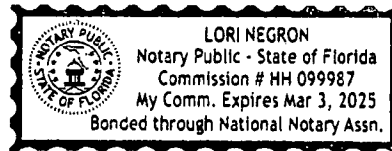
Edline Leroy
Signature
Print Name: Edline Leroy
Address: 977 S Lake Dr, Fort pierce 34982

Lori Negron
Signature
Print Name: Lori Negron
Address: 725 3rd Cir Apt 204 Vero Beach FL 32962

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 15th day of January, 2024, by **Robert E. Chesser** and **Dona A. Chesser**.

Lori Negron
Signature of Notary Public



Lori Negron
Name of Notary Public Typed, Printed, or Stamped

Personally Known _____ OR Produced Identification X
Type of Identification Produced Drivers Licenses

Kelly Michelle Chesser
Kelly Michelle Chesser

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

Edline Leroy
Signature

Print Name: Edline Leroy

Address: 927 S. Lake Dr, Fort Pierce FL 34982

Lori Negron
Signature

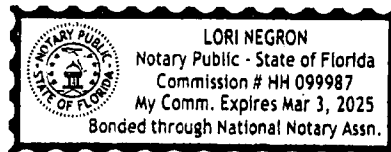
Print Name: Lori Negron

Address: 72.5 3rd Ln Apt. 204 Vero Beach FL 32962

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of January, 2024, by Kelly Michelle Chesser.

Lori Negron
Signature of Notary Public



Lori Negron
Name of Notary Public Typed, Printed, or Stamped

Personally Known _____ OR Produced Identification X
Type of Identification Produced Drivers License

EXHIBIT A
LEGAL DESCRIPTION

Commencing at the Southwest Corner of Lot 7 Sun Acres, according to Plat Filed in Plat Book 5 Page 54 Public records of Indian River County, Florida, Run West 13 feet and South 8 feet to point of beginning: from said point of beginning run West 72 feet, thence North 120 feet, thence East 72 feet, thence South 120 feet to the point of beginning. being a part of Tract 10, Section 11, Township 33 South, Range 39 East, according to the last general Plat of lands of the Indian River Farms Company filed in the office of the Clerk of the Circuit Court of St Lucie County, Florida in Plat Book 2, Page 25, now situate in Indian River County, Florida.

Being the same property as conveyed from Robert E. Chesser and Dona A. Chesser by Kelly Michelle Chesser as Attorney in Fact, his wife to Robert E. Chesser and Dona A. Chesser, husband and wife and Kelly Michelle Chesser, an unmarried woman, as joint tenants with right of survivorship as set forth in Deed Book 3573 Page 2081 dated 09/22/2022, recorded 09/30/2022, INDIAN RIVER County, FLORIDA.

Parcel ID Number: 333911000060100000070

Property commonly known as: 1670 11th Place, Vero Beach, FL 32960