

Prepared by:
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Costa Mesa, CA 92626

PARCEL ID # 33-39-23-00011

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED Made this 4 day of OCTOBER, 2024 by **STEPHANIE A. SHAHEEN and NABIL SHAHEEN**, Wife and Husband, whose address is 10016 FALL RAIN DRIVE, LAUREL, MD 20723 hereinafter called the grantor, to

THE NABIL AND STEPHANIE SHAHEEN LIVING TRUST, DATED OCTOBER 4, 2024 with **NABIL SHAHEEN and STEPHANIE SHAHEEN**, as Trustee(s), whose mailing address is 10016 FALL RAIN DRIVE, LAUREL, MD 20723 hereinafter called the grantee;

with full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this instrument. (Whenever used herein the term "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.)

WITNESSETH: That the grantor, for and in consideration of the sum of zero (\$0.00) dollars and other valuable consideration receipt whereof is hereby acknowledged, has remised, released and quit-claimed unto the grantee, all right, title, interest, claim, and demand which the grantor has in and to that certain land situate in the City of **VERO BEACH, INDIAN RIVER** County, **FLORIDA**, to wit:

LOT 55, THE PRESERVE OF VERO PHASE ONE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 40, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUBJECT TO ALL LIENS, EASEMENTS, RESERVATIONS & RESTRICTIONS OF RECORD

PROPERTY ADDRESS: 2445 4TH LANE SW, VERO BEACH, FL 32962

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, and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoove of the grantee's heirs and assigns forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in our presence:

Witnesses:

Grantor:

[Handwritten Signature]

Witness #1 Signature

[Handwritten Signature]

STEPHANIE A. SHAHEEN, Grantor
10016 FALL RAIN DRIVE, LAUREL, MD 20723

[Handwritten Name]

Print Name of witness #1

Capital Estate Planners

9801 Washingtonian Blvd Suite 330
Gaithersburg, MD 20878

[Handwritten Signature]

Witness #2 Signature

[Handwritten Signature]

NABIL SHAHEEN, Grantor
10016 FALL RAIN DRIVE, LAUREL, MD 20723

[Handwritten Name]

Print Name of witness #2

Capital Estate Planners

9801 Washingtonian Blvd Suite 330
Gaithersburg, MD 20878

STATE OF MARYLAND
COUNTY OF HOWARD

This document was acknowledged before me on 10-4-2024 (Date), By STEPHANIE A. SHAHEEN and NABIL SHAHEEN to be their act, who have produced their drivers licenses as identification.

(SEAL)

[Handwritten Signature]

Signature of Notary

My commission expires: 10/14/2024



THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. THERE ARE NO EXPRESS OR IMPLIED GUARANTEES AS TO MARKETABILITY OF TITLE, ACCURACY OF THE DESCRIPTION OR QUANTITY OF LAND DESCRIBED, AS NO EXAMINATION OF TITLE TO THE PROPERTY WAS REQUESTED OR CONDUCTED.