

**This Document Prepared By:**  
William E. Curphey  
c/o National Deed Network, Inc.  
36181 East Lake Road #382  
Palm Harbor, FL 34685

**After Recording Return To:**  
**Mail Tax Statements To:**  
Levi Lee and Katherine Elizabeth Nolan- Lee  
4145 Keeson Cir,  
Vero Beach, FL 32967

**Order #:** C-FL913539  
**Parcel ID #:** 32390900014000000059.0

**QUIT CLAIM DEED**

This QUITCLAIM DEED is made this 09<sup>th</sup> day of April, 2025 by LEVI LEE and KATHERINE ELIZABETH NOLAN-LEE f/k/a KATHERINE ELIZABETH NOLAN, husband and wife, who both acquired title as unmarried, whose address is 4145 Keeson Cir, Vero Beach, FL 32967, hereinafter "Grantor," and LEVI LEE and KATHERINE ELIZABETH NOLAN- LEE, husband and wife, whose address is 4145 Keeson Cir, Vero Beach, FL 32967, hereinafter "Grantee." Wherever used herein the terms "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 said Grantor, for in consideration of the sum of one and 00/100 (\$1.00) DOLLARS, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land in Indian River County, State of Florida, to-wit:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Parcel ID #: 32390900014000000059.0  
Property Address: 4145 Keeson Cir, Vero Beach, FL 32967

**TO HAVE AND TO HOLD**, the same together with all and singular improvements and appurtenances thereunto belonging or in anywise appertaining thereto, in fee simple forever.

IN WITNESS WHEREOF, Grantor has hercunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence

Witnesses:

Lisa Bellingham  
Witness

Lisa Bellingham  
Print Name

5210 Palm Dr.  
Address Fort Pierce, FL 34982

Christina J. Lee  
Witness

CHRISTINA J. LEE  
Print Name.

9145 Keeson Circle  
Address Vero Beach, FL 32967

STATE OF Florida

COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 09<sup>th</sup> day of April, 2025 by LEVI LEE and KATHERINE ELIZABETH NOLAN-LEE f/k/a KATHERINE ELIZABETH NOLAN who is personally known to me or who has produced License (type of identification) as identification.

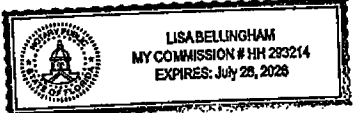
Levi Lee  
LEVI LEE

Katherine Elizabeth Nolan-lee  
F/K/A KATHERINE ELIZABETH NOLAN  
KATHERINE ELIZABETH NOLAN-LEE f/k/a  
KATHERINE ELIZABETH NOLAN

LB



Lisa Bellingham  
Notary Public  
My commission expires: 07/26/2026



Comm # HH 293214

DISCLAIMER: The preparer makes no representation other than the validity of the form of this instrument. Preparer did not perform a title search on, or a boundary survey of, the property conveyed and makes no representation as to status of the title, property use or zoning regulations. Preparer has offered no legal advice to the Grantor or Grantee on: the type of deed to use, the tenancy created, nor any other legal or tax implication of this conveyance. If Grantor or Grantee want this advice, they should seek independent legal counsel.

**EXHIBIT "A"**

The following described land situated, lying and being in County of Indian River, State of Florida to wit:

**Lot 59, Lost Tree Preserve PD, Phase 1, according to the plat as recorded in Plat Book 30, Pages 1, of the Public Records of Indian River County, Florida.**

**Parcel ID: 32390900014000000059.0**

**Commonly known as: 4145 KEESON CIR, Vero Beach, FL 32967**