

Return to: 21-9217-FL  
Progressive Land Title Agency, Ltd.  
5000 Rockside Rd., Ste. 420  
Independence, OH 44131

**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:**

Tracy Kona Kai and Christina Marie Mitchell-Kai  
1655 Richardson Road,  
Merritt Island, FL 32952

Order #: 21-9217-FL

Parcel ID #: 24-37-30-02-00000.0-0023.00

**QUIT CLAIM DEED**

This QUITCLAIM DEED is made this 26 day of February, 2021, by Tracy A. McKelvey nka Tracy Kona Kai and Christina McKelvey nka Christina Marie Mitchell-Kai, married to each other, whose address is 1655 Richardson Road, Merritt Island, FL 32952, hereinafter "Grantor," and Tracy Kona Kai and Christina Marie Mitchell-Kai married to each other whose address is 1655 Richardson Road, Merritt Island, FL 32952, 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 **Zero and 00/100 (\$0.00) 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 Brevard County, State of Florida, to-wit:

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

Parcel ID #: 24-37-30-02-00000.0-0023.00

Property Address: 1655 Richardson Road, Merritt Island, FL 32952

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 executed this deed under seal on the day and year first written above.

Signed, sealed and delivered in our presence:

Witnesses:

Brittani A. Brown  
Witness

Brittani A. Brown  
Print Name

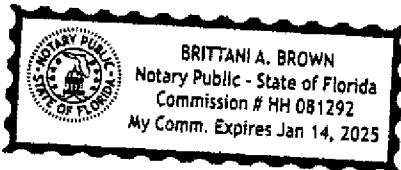
John L. Sauter  
Witness

John L. Sauter  
Print Name

STATE OF Florida

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 20th day of January, 2021, by Tracy A. McKelvey nka Tracy Kona Kai and Christina McKelvey nka Christina Marie Mitchell-Kai, who is personally known to me or who has produced drivers license (Type of Identification) as identification.



Brittani A. Brown  
Notary Public  
My commission expires

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 LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BREVARD,  
STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 23, PELICAN CREEK ESTATES ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 13, PAGE 144, OF THE PUBLIC RECORDS OF BREVARD  
COUNTY, FLORIDA.

Parcel ID: 24-37-30-02-00000.0-0023.00

Commonly known as 1655 Richardson Road, Merritt Island, FL 32952