

RETURN TO: Peter & Janet Hammer
ADDRESS: 2375 4th Lane SW
Vero Beach, FL 32962

THIS INSTRUMENT PREPARED BY:
EMORY C. TEEL, III, ESQ.
POST OFFICE BOX 1750
FORT PIERCE, FL 34954

PARCEL I.D.#:

THIS WARRANTY DEED, Made the 11th day of March, 2009, by

Peter and Janet Hammer, husband and wife, hereinafter called the Grantor(s), to
PETER AND JANET HAMMER, Trustees, of The PETER AND JANET HAMMER LIVING TRUST, dated February 19, 2009 whose address
in 2375 4th Lane SW, Vero Beach, FL 32962 hereinafter called the 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, wherever the context so admits or requires)

WITNESSETH, That the Grantor(s), for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof
is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land,
situate in Indian River County, State of Florida, viz:

Lots 60, The Preserve of Vero Beach, Phase One, according to the
Plat thereof, as recorded in Plat Book 16, Page 40 and 40A of the
Public Records of Indian River County, FL.

Subject to the restrictions as follows, Real estate taxes and assessments
for the current all subsequent years. Applicable zoning regulations
and ordinances; conditions, restrictions, limitations and easements, of
record, if any, but not to reimpose same.

Title to subject property has not been examined by the scrivener.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor(s) hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee
simple; that the Grantor has good right and lawful authority to see and convey said land, and hereby warrants the title to said
land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all
encumbrances, except taxes accruing subsequent to December 31, 2009.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary E. Donatucci
WITNESS
Print Name: MARY E. DONATUCCI

Peter Hammer
PETER HAMMER
2375 4TH Lane SW
Vero Beach, FL 32962

Evelinda Flores
WITNESS
Print Name: Evelinda Flores

Janet L Hammer
JANET HAMMER
2375 4th Lane SW
Vero Beach, FL 32962

STATE OF FLORIDA)
COUNTY OF St Lucie)ss.

I hereby certify that on this day, before me, an officer
duly authorized to administer oaths and take acknowledgments,
Personally PETER HAMMER AND JANET HAMMER, known

to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and
an oath was not taken. Said persons X are personally known to me, or _____ produced the following identification

Angela M Scheu
Witness my hand and official seal in the County and State last aforesaid this 11th day of March, 2009.
NOTARY PUBLIC

State of Florida at Large
My Commission Expires:

