

Prepared by and Return to:

Kristopher C. Duer
Duer Law Firm
1575 Indian River Blvd., Ste C110
Vero Beach, Florida 32960
Florida Bar Number: 368910

Tax Parcel I.D. No. 33391400018000000021/0

WARRANTY DEED

Grantors, Richard C. Kancel Jr., whose post office address is 1640 East Avenue K-8 #202 Lancaster, CA 93534, Bradley H. Shearer, whose post office address is 440-46th Court, Vero Beach FL 32968 and Easton West Properties, Inc., whose post office address is 440-46th Court, Vero Beach FL 32968, for and in consideration of the sum of \$10.00, and other good and valuable consideration received from Grantee, John B. Wurzburger and Patricia W. Perkins, as Trustees under the Trust Agreement of John D. Wurzburger, dated 5/20/02, whose post office address is P.O. Box 2648, Vero Beach, FL 32961-2648, does hereby on December 7th, 2010, convey to Grantee the following described property located in Indian River County, Florida:

Lot 21, LAURELWOOD UNIT 1, according to the plat thereof, as recorded in Plat Book 9, Page 29, Public Records of Indian River County, Florida

IT IS THE INTENT OF THE GRANTORS AND GRANTEE THAT THE CONVEYANCE OF THE ABOVE-DESCRIBED PROPERTY TO JOHN B. WURZBURGER AND PATRICIA W. PERKINS, AS TRUSTEES UNDER THE TRUST AGREEMENT OF JOHN D. WURZBURGER, DATED 05/20/02 WILL NOT ACT IN ANY WAY AS SATISFACTION OF THE NOTE AND MORTGAGE FROM RICHARD C. KANCEL JR., BRADLEY H. SHEARER AND EASTON WEST PROPERTIES, INC. TO JOHN B. WURZBURGER AND PATRICIA W. PERKINS, AS TRUSTEES UNDER THE TRUST AGREEMENT OF JOHN D. WURZBURGER, DATED 05/20/02 (COPIES OF WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 1616 AT PAGE 2130 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND THE MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1745 AT PAGE 555 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND THE SUBSEQUENT LOAN MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2330 AT PAGE 2120 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA). IT IS THE EXPRESS INTENT OF THE PARTIES THAT THE ABOVE-DESCRIBED NOTE AND MORTGAGE WILL NOT MERGE WITH THE INTEREST OF JOHN B. WURZBURGER AND PATRICIA W. PERKINS, AS TRUSTEES UNDER THE TRUST AGREEMENT OF JOHN D. WURZBURGER, DATED 05/20/02 ACQUIRED UNDER THIS DEED.

Grantors fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the above date.

Signed, sealed, and delivered in our presence as witnesses:

Kristina M. Kimbrough
Kristina M. Kimbrough
Karen Holt
KAREN HOLT

Richard C. Kancel, Jr.
Grantor: Richard C. Kancel, Jr.

[Handwritten signature]
[Handwritten signature]

[Handwritten signature]
Grantor: Bradley H. Shearer

[Handwritten signature]
[Handwritten signature]

Easton West Properties, Inc.
a Florida Corporation
By: *[Handwritten signature]*, President
Bradley H. Shearer, President

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)ss:

Sworn to or affirmed and signed before me on 11-19-10, by Richard C. Kancel, Jr., and who is personally known or provided Satisfactory evidence as identification.
California Driver License



[Handwritten signature]
(Signature of Notary Public - State of California)

(See attached California Jurat with Affiant Statement)

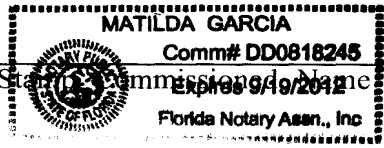
Rosa M. Greene
(Print, Type, or Stamp Commissioned Name of Notary Public)

STATE OF FLORIDA)
COUNTY OF Palm Beach)ss:
~~INDIAN RIVER~~

The foregoing instrument was acknowledged before me, this 3rd day of December, 2010, by Bradley H. Shearer, individually and as President of Easton West Properties, Inc., a Florida Corporation and who is personally known or provided FL+360068604110 as identification.

[Handwritten signature]
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)
MATILDA GARCIA
Comm# DD0818245
Expires 9/9/2012
Florida Notary Assn., Inc



CALIFORNIA JURAT WITH AFFIANT STATEMENT

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

Signature of Document Signer No. 1 _____ Signature of Document Signer No. 2 (if any) _____

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this

19th day of November, 2010, by
Date Month Year
 (1) Richard C. Kancel, Jr.
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)

(and
 (2) _____
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Rosa M. Greene
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Warranty Deed
 Document Date: 11-19-10 Number of Pages: 2
 Signer(s) Other Than Named Above: N/A

