

THIS INSTRUMENT PREPARED BY AND RETURN TO: Treasure Coast Mitigation Services  
6825 S. US Hwy 1 Port St. Lucie, Florida 34952

Property Appraisers Parcel Identification (Folio) Numbers: 33-39-24-00001-00007/0 FKA 24-33-39-00001-0010-00007/0

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 13<sup>th</sup> Day of January 2011, by **Sable Palm properties, Inc.**, as Trustee, whose address is **1820 NE Jensen Beach Blvd. Suite 571 Jensen Beach, FL 34957** and not personally under the provisions of a Trust agreement dated the 4<sup>th</sup> day of February 2009 known as **The 171 SW 6<sup>th</sup> Ave FKA 107 6<sup>th</sup> Ave Family Land Trust**, with full power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of said property pursuant to Florida Statute 689.071, herein called the grantor, to Trajanka Wyatt, a married person whose post office address is 171 SW 6<sup>th</sup> Ave FKA 107 6<sup>th</sup> Ave Vero Beach Florida 32962 herein called the grantee

, to (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 the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 MARTIN County, State of Florida, viz.:

**LEGAL DESCRIPTION:** Lot 7. Block 1 Whispering Palms unit 1 according to the plat thereof ,as recorded in plat book 4 page 58 of public records of Indian River County

**PHYSICAL ADDRESS-** 171 SW 6<sup>th</sup> Ave. FKA 107 SW 6<sup>th</sup> Ave Vero Beach, Florida 32962

**PARCEL IDENTIFICATION** 33-39-24-00001-0010-00007/0FKA 24-33-39-00001-0010-00007/0

**Subject to easements, restrictions and reservations of record and to taxes for the current year and thereafter.**

**TOGETHER,** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD,** the same in fee simple forever.

**AND,** the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell 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:

Tracy Pecho  
Witness #1 Signature  
Tracy Pecho  
Witness #1 Printed Name  
Ken Scurvito  
Witness #2 Signature  
Ken Scurvito  
Witness #2 Printed Name

Walter Wagner  
WALTER WAGNER President  
SABLE PALM PROPERTIES, INC  
A Florida Corporation

STATE OF FLORIDA  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 13th day of January, 2011 by Walter Wagner who is personally known to me or has produced Self as identification.

SEAL  
TRACY ANN PECHO  
Comm# DD0688597  
Expires 7/6/2011  
Florida Notary Assn., Inc

Tracy Ann Pecho  
Notary Public  
Tracy Ann Pecho  
Printed Notary Name