

1 of 1
S-507

RETURN TO: Paradise Title
1208 US Highway #1
Sebastian, FL 32958

Rec. Fee \$19.50
Doc. Stps. \$.70

Prepared by & return to:
John H. Flannery
Gloria J. Kurisko
56 Fiore Road
Northwood, New Hampshire 03261
Parcel ID # 31-39-18-00003-5520-00011/0

THIS WARRANTY DEED made this 25th day of January, 2011 by

John H. Flannery, a single adult and Gloria J. Kurisko, a single adult

hereinafter called the grantor, to

**John H. Flannery and Gloria Kurisko, as Trustees of The Kurisko Flannery
Nominee Trust dated October 12, 2007**

whose address is: **52 Fiore Road, Northwood, New Hampshire 03261**
hereinafter called the grantee:

WITNESSETH: That the grantor, 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:

Lot 11, Block 552, SEBASTIAN HIGHLANDS, UNIT 16, according to the plat thereof as recorded in Plat Book 8, Page 45, Public Records of Indian River County, Florida.

See Trust Powers (EXHIBIT "A") attached hereto and made a part hereof.

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 grantee 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:

Susan Parks
1st Witness as to both
Susan Parks

1st Witness printed name

Diane M. Shampine
2nd Witness as to both
DIANE M. SHAMPINE

2nd Witness printed name

John H. Flannery
John H. Flannery

Gloria J. Kurisko
Gloria J. Kurisko

**52 Fiore Road, Northwood,
New Hampshire 03261
Grantor's Address**

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me on this date, by **John H. Flannery and Gloria J. Kurisko**, who produced a New Hampshire D.L. as identification.

WITNESS my hand and official seal in the State and County last aforesaid this 25th day of January, 2011.

DIANE M. SHAMPINE
Notary Public printed name

Diane M. Shampine
Notary Public signature
My Commission Expires:



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Warranty Deed – Flannery & Kurisko

EXHIBIT “A”

TRUST POWERS

The Trustee herein shall have full power to hold, acquire, and manage the property; to sell and convey at public or private sale; to exchange, lease, pledge, or mortgage the property on terms and conditions at the sole discretion of the Trustee(s); to borrow money, with or without security; and to execute all deeds, assignments, mortgages, leases and any other instruments necessary or proper for any of the foregoing purposes.

Any person dealing with the Trustee(s) with respect to the subject trust property shall not be obligated to inquire into the identification or status of any named or unnamed beneficiaries or their heirs or assigns to whom the Trustee(s) may be accountable. Further, any third party is not obligated to inquire into or ascertain the authority of the Trustee(s) to act within and exercise the powers granted under this instrument, nor to inquire into the adequacy or disposition of any consideration paid or delivered to the Trustee(s) in connection with any interest acquired from the Trustee(s), nor to inquire into any of the provisions of any unrecorded declarations or agreements.