

Prepared by and return to:

Barry G. Segal
Attorney at Law
Barry G. Segal, P.A.
621 17th Street
Vero Beach, FL 32960
772-567-5552
File Number: **Burns**
Will Call No.: **Box 92**

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Warranty Deed

This Warranty Deed made this 20th day of **March, 2012** between **James E. Burns as Trustee of The James E. Burns Trust dated June 27th, 1995, James E. Burns as Successor-Trustee of The Esther E. Burns Trust dated June 27th, 1995 and James E. Burns and Esther E. Burns, individually as husband and wife** whose post office address is **5025 Harmony Circle, Unit 204, Vero Beach, FL 32960**, grantor, and **Kevin Burns, a married man** whose post office address is **2514 Village Manor Way, Raleigh, NC 27614-8099**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Unit No. G-24, HARMONY ISLAND, according to the Declaration of Condominium thereof, as recorded in Official Records Book 796, Page 338, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 32-39-23-00003-0008-00024/0

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; that the grantor hereby fully 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, 2011**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: [Signature]

Witness Name: Michele S. Scally

Witness Name: X

Witness Name: X

Witness Name: X

Witness Name: X

Witness Name: X

Witness Name: X

[Signature]
James E. Burns, Trustee

[Signature] (Seal)
James E. Burns

[Signature]
James E. Burns, Successor-Trustee

[Signature] (Seal)
Esther E. Burns, by James E. Burns her attorney-in-fact

State of Florida
County of Indian River

The foregoing instrument was sworn to and subscribed before me this 20th day of March, 2012 by James E. Burns as Trustee of the The James E. Burns Trust dated June 27th, 1995 and as successor-trustee of The Esther E. Burns Trust dated June 27th, 1995 and James E. Burns, individually and as attorney-in-fact for Esther E. Burns, individually, who ☐ is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

