

Prepared by and return to:
Charles H. Sanford, Esq
3003 Cardinal Drive, suite B
Vero Beach, FL 32963

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Warranty Deed

This conveyance is a gift between family members and is exempt from documentary stamp tax.

This Warranty Deed made this 13 day of July, 2012 between FRANK AARON COOK, JR. (a/k/a FRANK AARON COOK), a single man, whose post office address is 7330 36th Court, Vero Beach, FL 32967, grantor, and FRANK A. COOK, SR and DENISE S. COOK, as co-trustees of the Frank A. Cook, Sr. Revocable Trust of 2001 dated January 19, 2001, and FRANK A. COOK, SR and DENISE S. COOK, as co-trustees of the Denise S. Cook Revocable Trust of 2001 dated January 19, 2001, each as to and undivided ½ interest, whose post office address is 2605 Riverview Court, Vero Beach, FL 32963, 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 love and affection has granted, remised, conveyed and transferred 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:

Lot 12, Block 3, Indian Bay, according to the map or plat thereof, as recorded in Plat Book 3, Page 43, of the Public Records of Indian River County, Florida.

Parcel Identification No. 33-40-05-00010-00012/0

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**.

Charles H. Sanford, Esq. prepared this deed at the instruction of grantors and grantees. Further, grantor furnished the legal description utilized herein, and the accuracy of the legal description has not been verified. No title examination of the property was made or requested in connection with the preparation of this deed. The party preparing this instrument assumes no liability for the state of title or the accuracy of the legal description.

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:

Rose Palisin
Witness Name: ROSE PALISIN

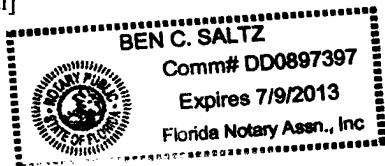
Frank Aaron Cook, Jr.
FRANK AARON COOK, JR.,
Grantor

BEN C. SALTZ
Witness Name: BEN C. SALTZ

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 13 day of July, 2012 by FRANK AARON COOK, JR who is/are personally known or has/have produced driver's licenses as identification.

[Notary Seal]



BEN C. SALTZ
Notary Public

Printed Name: BEN C SALTZ

My Commission Expires: 7-9-2013