

Prepared by:
Erica L. Rech
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: R1206036

Statutory Warranty Deed

Made this July 25, 2012 A.D. By **Marian P. Carpenter, individually, as a single woman and as Trustee of the Marian P. Carpenter Revocable Trust dated April 26th, 2011**, whose address is: 1300 Shorewinds Lane, Vero Beach, Florida 32963, hereinafter called the grantor, to **Magoo Inc., an Ontario corporation**, whose post office address is: 288 Riverside Drive, Toronto, Ontario Canada M6S 4B2, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$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, Florida, viz:

Lot 5, Block D of SUMMERPLACE UNIT 3, according to the Plat thereof, recorded in Plat Book 7, Page(s) 74, of the Public Records of Indian River County, Florida.

Parcel ID Number: 31-39-23-00007-0004-00005/0

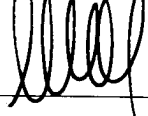
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

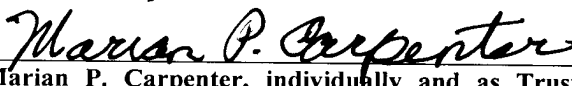
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

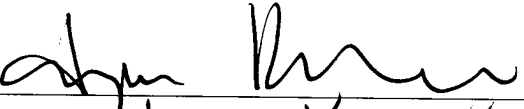
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name Erica L. Rech

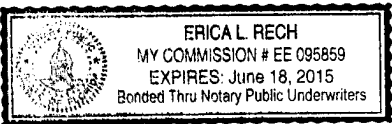
 (Seal)
Marian P. Carpenter, individually and as Trustee of the
Marian P. Carpenter Revocable Trust dated April 26th, 2011
Address: 1300 Shorewinds Lane, Vero Beach, Florida 32963

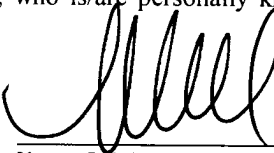


Witness Printed Name Lanyne Kenworthy

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 25 day of July, 2012, by Marian P. Carpenter, individually and as Trustee of the Marian P. Carpenter Revocable Trust dated April 26th, 2011, who is/are personally known to me or who has produced valid driver's license as identification.





Notary Public
Print Name: _____
My Commission Expires: _____