

③ This instrument was prepared by
Law Office of Sharon Strayer Leach PA
5050 San Pablo Road South
Jacksonville, Florida 32224-0829

and should be returned to:
Darlene K. Pegg, CLC, President
Elite Title of the Treasure Coast, Inc.
3055 Cardinal Drive, Suite 105
Vero Beach, Florida 32963
Courthouse Box #82

Parcel ID Number: 32-39-23-00003-0006-00022/0

\$18.50
\$910.00

For official use by Clerk's office only

ET-12201

SPECIAL WARRANTY DEED
(Trustee Special Warranty and Individual Full Warranty)

THIS INDENTURE is made effective February 14, 2013, between PETER C. CHRISTMAN, IV, INDIVIDUALLY AND AS TRUSTEE OF THE MARITAL TRUST UNDER PART II, SECTION 3 OF THE PETER C. CHRISTMAN REVOCABLE TRUST AGREEMENT ORIGINALLY DATED APRIL 2, 1985, AS AMENDED AND RESTATED, Grantor, whose mailing address is 27 Lucy Way, Simsbury, Connecticut 06070, and WILLIAM W. LAVIOLETTE, JR., Grantee, whose mailing address is 926 Fairwin Avenue, Nashville, Tennessee 37216.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt and adequacy whereof are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, Grantee's heirs, personal representatives, successors, and assigns the following described property, to-wit:

Unit F-22, of HARMONY ISLAND, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 796, page 338, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements

(the "Property");

The Property is not the homestead of Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon. Grantor presently resides at 27 Lucy Way, Simsbury, Connecticut 06070.

SUBJECT TO all covenants, conditions, restrictions, reservations, limitations, and easements of record. However, reference to such matters shall not operate to reimpose same.

SUBJECT TO all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

SUBJECT, FURTHER, TO real estate taxes and assessments for the year 2013 and subsequent years.

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 Grantor hereby covenants with Grantee, that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property, that Grantor, as Trustee, will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and that Grantor, individually, will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents effective February 14, 2013.

Signed, sealed and delivered in the presence of:

Lisa G. Roberts

Witness signature

Lisa G. Roberts

Print witness name

Brian M. Tervan

Witness signature

Brian M. Tervan

Print witness name

Peter C. Christman, IV
PETER C. CHRISTMAN, IV,
INDIVIDUALLY AND AS TRUSTEE OF
THE MARITAL TRUST UNDER PART
II, SECTION 3 OF THE PETER C.
CHRISTMAN REVOCABLE TRUST
AGREEMENT ORIGINALLY DATED
APRIL 2, 1985, AS AMENDED AND
RESTATED

STATE OF CONNECTICUT

COUNTY OF Hartford

THE FOREGOING INSTRUMENT was acknowledged before me this 14th day of February, 2013, by PETER C. CHRISTMAN, IV, INDIVIDUALLY AND AS TRUSTEE OF THE MARITAL TRUST UNDER PART II, SECTION 3 OF THE PETER C. CHRISTMAN REVOCABLE TRUST AGREEMENT ORIGINALLY DATED APRIL 2, 1985, AS AMENDED AND RESTATED. He is personally known to me or produced a valid photo driver's license as identification.

Lisa G. Roberts

Notary Public

Lisa G. Roberts

Print Notary Name

My Commission Expires: 12/31/2015

Commission No.: _____

NOTARIAL SEAL

