

This instrument was prepared by:

Eric Granitur, Esq.
662 Azalea Lane
Vero Beach, FL 32963

Property folio #33-40-19-00012-2000-00105.0

WARRANTY DEED

BY THIS WARRANTY DEED on this 8th day of March, 2013, **RALPH CAPALDO**, whose post office address is 200 Grand Royale Circle, Unit # 105, Vero Beach, Florida 32962 as the "Grantor" grants, sells and transfers to **RALPH CAPALDO, AS TRUSTEE OF THE RALPH CAPALDO REVOCABLE LIVING TRUST UTA DATED MARCH 8, 2013** (the "Trust"), whose address is 200 Grand Royale Circle, Unit #105, Vero Beach, Florida 32962, as the "Grantee" for and in consideration of good and valuable consideration, the receipt of which is acknowledged by the Grantor, the following described land (the "Property") located in Indian River County, Florida:

UNIT 105, THE GRAND ROYALE 200, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1455, PAGE 1072, AS AMENDED, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Together with all of the tenements and appurtenances thereto belonging or in anyway appertaining to the Property.

Subject to the taxes for the year 2013, and any encumbrances, restrictions, reservations, easements or zoning of record.

To have and to hold in fee simple forever.

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the Trust, the Grantor has not less than a beneficial interest for life and is entitled to a homestead exemption pursuant to the provisions of Florida Statute 196.041(2).

GIFT - NO CONSIDERATION

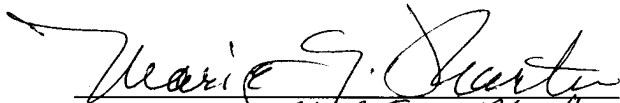
Ralph Capaldo

The Grantor fully warrants the title to the Property. The Grantor will defend the title to the Property against the lawful claims and demands of all persons.

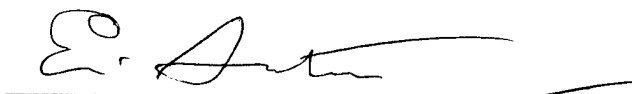
The Grantor has executed this Warranty Deed on the date first written above.

Signed, sealed and delivered in our presence:

Grantor:

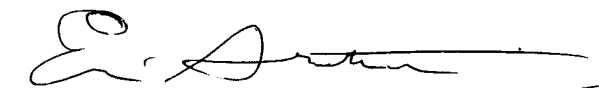

 Printed Name: MARIE G. MARTIN
 Witness


RALPH CAPALDO


 Printed Name: ERIC GRANITUR
 Witness

STATE OF FLORIDA
 COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me on this 8th day of March, 2013 by **RALPH CAPALDO** who is personally known to me ~~or who produced~~ as identification and did (not) take an ~~oath.~~


 Printed Name: ERIC GRANITUR
 Notary Public State of Florida

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