

Prepared by and Recording Requested by:

Altro & Associates, LLP

WHEN RECORDED, MAIL TO:

David A. Altro, Esq.

630 Sherbrooke St. West, Suite 1200

Montreal, Quebec, Canada, H3A 1E4

Parcel ID Number: 32-39-36-00009-0040-00015/0

WARRANTY DEED

THIS INDENTURE made this 14 day of Dec, 2012.

BETWEEN PETER HILGE, a single man and SUSANNE K. MARGESON, a single woman, as joint tenants with rights of survivorship (address: 1463 Queen Street E., Toronto, Ontario, Canada) (hereinafter called the "**grantor***")

And **PETER HILGE**, as Trustee of **THE PETER HILGE LIVING TRUST** under agreement dated the 20th day of July, 2012, as to a fifty percent (50%) right, title and interest in and to that hereafter described property and **SUSANNE K. MARGESON**, as Trustee of **THE SUSANNE K. MARGESON REVOCABLE TRUST** under agreement dated the 14th day of Dec, 2012, as to a fifty percent (50%) right, title and interest in and to that hereafter described property (address: 102 Bloor St. W., Unit 908, Toronto, Ontario, M5S 1M8, Canada), as tenants in common (hereinafter called the **grantee***).

WITNESSETH, That said grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 grantee and grantee's heirs and assigns forever the following described land situate, lying and being in **Indian River** County, Florida, to-wit:

Lot 15, Block 4, COUNTRY CLUB POINTE, UNIT NO. 2, a subdivision according to the plat thereof recorded at Plat Book 4, Page 60, in the public Records of Indian River County, Florida.

GRANTEE, by acceptance hereof and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, provisions and conditions set forth and contained in the aforescribed DECLARATION OF CONDOMINIUM, including but not limited to the obligation to make payment of assessments for the maintenance and operation of the above described dwelling unit.

THIS conveyance is made subject to the following:

1. Real estate taxes and assessments levied this year and subsequent years.
2. Applicable zoning regulations and ordinances.
3. All of the terms, conditions, provisions, rights, privileges, obligations, easements and liens set forth and contained in the DECLARATION OF CONDOMINIUM aforescribed herein.
4. All other covenants, conditions, restrictions and easements of record, if any, which may now affect the aforescribed property.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

*"Grantor" and "grantee" and "Party" and "Parties" are used for singular or plural, and the masculine and feminine are used interchangeably as context requires.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND said grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This Warranty Deed may be executed on one or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same Warranty Deed.

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

Print Name: **LEANNE MILECH**

Witness

Print Name: **JENNA WARD**

PETER HILGE

**PROVINCE OF ONTARIO
CITY OF TORONTO**

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments in the Province and City aforesaid, personally appeared **PETER HILGE**, a single man, personally to me known to be the persons described in and who executed the foregoing instrument or have produced his **DRIVER'S LICENSE** as identification and acknowledged before me that they executed the same, and who did/did not take an oath.

WITNESS my hand and official seal in the Province and City last aforesaid, the 20th day of July 2012.

JASON S. ANSEL, Notary Public
My commission is for life.
(SEAL)

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.

Irene P Ciasullo

Witness

Print Name: Irene P Ciasullo

Gail M. Williams

Witness

Print Name: Gail M. Williams

Susanne K Margeson
SUSANNE K. MARGESON

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments in the Province and City aforesaid, personally appeared **SUSANNE K. MARGESON**, a single woman, personally to me known to be the persons described in and who executed the foregoing instrument or have produced her _____ as identification and acknowledged before me that they executed the same, and who did/did not take an oath.

WITNESS my hand and official seal in the State and County last aforesaid, the 14 day of DEC, 2012.



GAIL M. WILLIAMS
MY COMMISSION # EE 155923
EXPIRES: January 26, 2016
Bonded Thru Budget Notary Services

Gail M. Williams

Name :

Title :

My commission expires:

(SEAL)