

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Nanette G. Passafiume
PREMIER TITLE COMPANY, LTD.
151 Royal Palm Way 2nd Floor
Palm Beach, FL 33480
(incident to the issuance of title insurance)
Parcel Identification (Folio) Number: 32-39-23-00022-0000-00006/0

_____[space above this line for recording data]_____

TRUSTEES' DEED

THIS TRUSTEES' DEED, made the 17th day of April, 2013 by **CLAUDIA M. KILVERT**, a married woman, and **LINDSLEY S. MATTHEWS**, a single woman, individually and as the Successor Co-Trustees of the **SUSAN W. MATTHEWS REVOCABLE TRUST** under Agreement dated March 16, 2001, as amended by that certain First Amendment to the Susan W. Matthews Revocable Trust Agreement dated December 13, 2005, whose post office addresses are 13 Alfred Drowne Rd., Barrington, RI 02806 and 1651 Gatewick Place, Keswick, VA 22947, respectively, herein called the Grantor, to **W.R. ASHBURN and PATRICIA ANN ASHBURN**, as Trustees of the **ASHBURN LIVING TRUST** dated September 6, 1996 and any amendments thereto, with full power and authority pursuant to Florida Statute 689.071, to improve, subdivide, protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property, whose post office address is 4792 St. Margarets Dive, Vero Beach, FL 32967, hereinafter called the Grantee.

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration, to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and Grantee's heirs, successors and assigns forever the following described land located in **INDIAN RIVER** County, State of Florida, to wit:

Lot 6, ST. MARGARET'S ISLAND – OAK HARBOR PLAT NO. 8, according to the Plat thereof, as recorded in Plat Book 16, Page 62, of the Public Records of Indian River County, Florida.

The above described property is not the homestead nor contiguous to the homestead of Claudia M. Kilvert. The homestead address of Claudia M. Kilvert is 13 Alfred Drowne Rd., Barrington, RI 02806.
The above described property is not the homestead nor contiguous to the homestead of Lindsley S. Matthews. The homestead address of Lindsley S. Matthews is 1651 Gatewick Place, Keswick, VA 22947.

SUBJECT TO taxes and assessments for the year 2013 and all subsequent years; all applicable governmental, zoning and land use ordinances; restrictions and prohibitions and other requirements imposed by governmental authority; and restrictions, reservations and easements of record, without reimposing same by this recitation.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunder set Grantor's hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

Thomas C. Lee Jr
 Witness #1 Signature
Thomas C. Lee Jr
 Witness #1 Printed Name
Dorothy L. O'Guin
 Witness #2 Signature
DOROTHY L. O'GUIN
 Witness #2 Printed Name

Claudia M. Kilvert
 CLAUDIA M. KILVERT, individually and as Trustee of the SUSAN W. MATTHEWS REVOCABLE TRUST under Agreement dated March 16, 2001, as amended by that certain First Amendment to the Susan W. Matthews Revocable Trust Agreement dated December 13, 2005

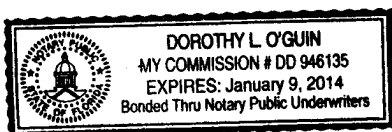
Thomas C. Lee Jr
 Witness #1 Signature
Thomas C. Lee Jr
 Witness #1 Printed Name
Dorothy L. O'Guin
 Witness #2 Signature
DOROTHY L. O'GUIN
 Witness #2 Printed Name

Lindsley S. Matthews
 LINDSLEY S. MATTHEWS, individually and as Trustee of the SUSAN W. MATTHEWS REVOCABLE TRUST under Agreement dated March 16, 2001, as amended by that certain First Amendment to the Susan W. Matthews Revocable Trust Agreement dated December 13, 2005

**STATE OF FLORIDA
 COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 17th day of April, 2013 by CLAUDIA M. KILVERT and LINDSLEY S. MATTHEWS, individually and as Trustees of the SUSAN W. MATTHEWS REVOCABLE TRUST under Agreement dated March 16, 2001, as amended by that certain First Amendment to the Susan W. Matthews Revocable Trust Agreement dated December 13, 2005, ☒ who are personally known to me; or ☐ who have produced _____ as identification.

Dorothy L. O'Guin
 Notary Public
 Stamped Commission:



CERTIFICATE OF APPROVAL OF PURCHASER

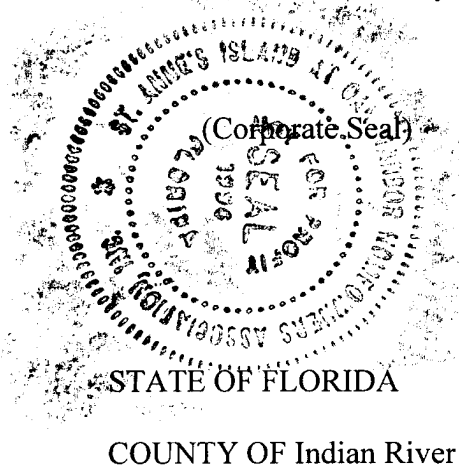
THIS IS TO CERTIFY that W.R. Ashburn and Patricia Ann Ashburn as Trustees of the Ashburn Living Trust dated September 6, 1966, and any amendments thereto, are approved by the OAK HARBOR PROPERTY OWNERS ASSOCIATION, INC., as the purchasers of the following described property in Indian River County, Florida:

Lot 6, St. Margaret's Island - Oak Harbor Plat No. 8, according to the Plat thereof, as recorded in Plat Book 16, Page 62, of the Public Records of Indian River County, Florida.

Such approval has been given pursuant to the provisions of the Declaration of Covenants, Restrictions and Easements for Oak Harbor, recorded in Official Records Book 1123, at Page 1981, of the Public Records of Indian River County, Florida.

The approval herein granted shall not be construed in any way to be a waiver of right to approve or disapprove any subsequent purchaser of the premises.

Dated this 17th day of April, 2013.



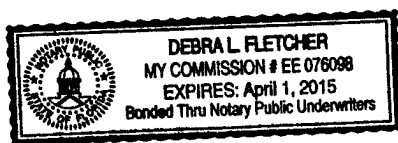
OAK HARBOR PROPERTY OWNERS
ASSOCIATION, INC.

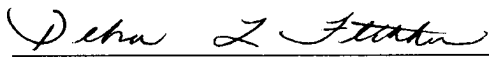
By:  Christopher J. Cleary, President

COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 17th day of April, 2013, by CHRISTOPHER J. CLEARY, President of the Oak Harbor Property Owners Association, Inc. The above-mentioned individual is personally known to me.

(Notarial Seal)




Debra L. Fletcher
NOTARY PUBLIC – STATE OF FLORIDA
Commission Number: EE 076098
My commission expires: 4/1/2015