

Prepared by and when recorded return to:

Carolyn Butler Norton, Esq. LLC
2770 Indian River Blvd., Ste. 331
Vero Beach, FL 32960

Property Appraiser's Parcel Identification
No: 32-40-32-00040-0001-00501/0

WARRANTY DEED

THIS INDENTURE made on this 22nd day of July, 2013 **BETWEEN** BCVU, LLC, a Limited Liability Company, whose post office address is 846 Riomar Drive, Vero Beach, Florida 32963, **GRANTOR**, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by (i) JOHN M. BRUNNER, Trustee of the JOHN M. BRUNNER REVOCABLE TRUST, such trustee having an address of 846 Riomar Drive, Vero Beach, Florida 32963, and such trust having been established under that certain revocable trust agreement dated May 28, 2013, by JOHN M. BRUNNER, as settlor, and also paid by (ii) JANE SNELL BRUNNER, Trustee of the JANE SNELL BRUNNER REVOCABLE TRUST, such trustee having an address of 846 Riomar Drive, Vero Beach, Florida 32963, and such trust having been established under that certain revocable trust agreement dated May 28, 2013, by JANE SNELL BRUNNER, as settlor (such trustees hereinafter referred to jointly as "GRANTEE"), hereby **GRANT, CONVEY and WARRANT** an undivided one-half interest unto each GRANTEE in all of GRANTOR's interest in and to the following described real estate in the County of Indian River and State of Florida, to wit:

Unit No. 501, Building A, of The Gables of Vero Beach, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 770, Page 39, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2012.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.071 of the Florida Statutes.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Indian River County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

Signed, sealed and delivered in our presence:

BCVU, LLC, a limited liability company

Antoinette DiPasqua
ANTIONETTE DIPASQUA
Vero Beach, FL

Rita McGorry
RITA MCGORRY
Vero Beach, FL

John M. Brunner
BY: JOHN M. BRUNNER
Managing Member

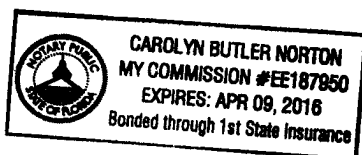
Jane Snell Brunner
BY: JANE SNELL BRUNNER
Managing Member

THE STATE OF FLORIDA

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COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 22nd day of July, 2013, by JOHN M. BRUNNER, Managing Member of BCVU, LLC, a limited liability company, Grantor, [] who is personally known to me, or [X] who produced a Florida driver's license as proof of identification and by JANE SNELL BRUNNER, Managing Member of BCVU, LLC, a limited liability company, Grantor, [] who is personally known to me, or [X] who produced a Florida driver's license as proof of identification, both of whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, both of whom signed such instrument in the presence of Antoinette DiPasqua, witness and of Rita McGorry, witness.



Carolyn Butler Norton
Notary Public, State of Florida
Carolyn Butler Norton