

Prepared by and when recorded return to:

David L. Hancock, Esq.  
2145 15<sup>th</sup> Avenue  
Vero Beach, Florida 32960

(Space above this line reserved for recording office use only)

## WARRANTY DEED

THIS INDENTURE made on this the 23<sup>rd</sup> day of July, 2013, between **Philip R. Boob, f/k/a Phillip R. Boob, and Virginia S. Boob**, husband and wife (hereinafter the "Grantors"), who reside at 2675 Heron Bay Lane SW, Vero Beach, Florida 32962, and **Philip R. Boob and Virginia S. Boob, Co-Trustees of the PHILIP R. BOOB and VIRGINIA S. BOOB REVOCABLE RESIDENCE TRUST** (hereinafter the "Grantees"), having an address of 2675 Heron Bay Lane SW, Vero Beach, Florida 32962, 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 Grantees, Grantors hereby GRANT, CONVEY and WARRANT unto Grantees, all of Grantors' interest in and to the following described real estate in the County of Indian River, State of Florida:

**Lot 322, FALCON TRACE - PLAT THREE, according to the plat thereof as recorded in Plat Book 19, Page 84, of the public records of Indian River County, Florida.**

**Indian River County Tax Parcel No. 33393500005000000322.0.**

Full power and authority are conferred upon Grantees, as trustees, 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 Grantors to vest in the Grantees, as trustees of the above trust full rights of ownership as authorized by Florida Statutes §689.071.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in the Grantors in accordance with the rules of the Florida Department of Revenue. This deed is recorded in compliance with Florida Statutes § 196.031(1), thereby entitling any real property transferred to the trustees to homestead exemption status if all of the requirements are met. The above property is and will remain the homestead of the Grantors.

This deed was prepared without the benefit of a title examination or title insurance and the preparer of this deed makes no representation, certificate, or warranty with respect to the title.

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

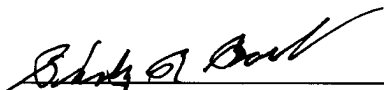
conveyance made hereby, and the warranties made hereunder, are made by Grantors and accepted by Grantees subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions 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.

Grantors do hereby bind Grantors and Grantors' heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantees and Grantees' 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 Grantors have executed this Warranty Deed on the day and year first above written.

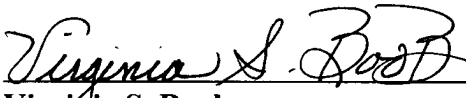
**Signed, Sealed and Delivered  
in presence of**

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**Philip R. Boob f/k/a Phillip R. Boob**

  
\_\_\_\_\_  
Witness

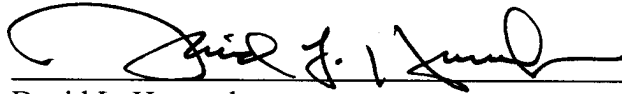
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**Virginia S. Boob**

  
\_\_\_\_\_  
Witness

THE STATE OF FLORIDA                    §  
  §  
COUNTY OF INDIAN RIVER           §

The foregoing instrument was acknowledged before me, the undersigned authority, by **Philip R. Boob, f/k/a Phillip R. Boob and Virginia S. Boob**, the Grantors, who are personally known to me on this 23<sup>rd</sup> day of July, 2013.

  
\_\_\_\_\_  
David L. Hancock  
Notary Public, State of Florida  
My Commission Expires: 10/23/2016

SEAL

