

THIS INSTRUMENT PREPARED  
WITHOUT OPINION OR BENEFIT  
OF EXAMINATION OF TITLE BY:  
Jayne M. Skindzier, Esquire  
CUMMINGS & LOCKWOOD LLC  
3001 Tamiami Trail North, Suite 400  
Naples, Florida 34103

### WARRANTY DEED

THIS WARRANTY DEED (this "Deed") is made on this 6<sup>th</sup> day of March, 2014, between **Kimberly Delvecchio (a/k/a Kimberly A. Delvecchio)**, a single woman, having a mailing address of 34 Arrowhead Road, Saratoga Springs, NY 12866 (the "Grantor") in favor of **Kimberly A. Delvecchio, as Trustee of the Kimberly A. Delvecchio Revocable Trust under Agreement dated February 13, 2014, and any amendments and restatements thereto**, with full power and authority pursuant to Florida Statute, Section 689.073 to protect, conserve and to sell, lease, encumber or otherwise manage and dispose of the real property herein described\*, having a mailing address of 34 Arrowhead Road, Saratoga Springs, NY 12866 (the "Grantee").

### WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida, to wit:

Lot 78, BRADFORD PLACE, according to the map or plat thereof as recorded in Plat Book 21, Pages 28 to 33, inclusive, Public Records of Indian River County, Florida.

Property Identification Number: 33-39-23-00015-0000-00078/0.

Subject to (i) real property taxes for the current year and subsequent years including assessments payable, if any, on an amortized basis; (ii) zoning, building code and other use restrictions imposed by governmental authority; (iii) outstanding oil, gas and mineral interest of record, if any; and (iv) restrictions, reservations, and easements common to the subdivision.

The subject property is not the homestead property of the Grantor.

**Pursuant to Rule 12B-4.013(29)(i) F.A.C., only minimal documentary stamps are due on a deed from a grantor to a trustee where the grantor retains the right to revoke the trust instrument.**

\*Nothing herein is intended to cause the revocable trust described above to be construed as a land trust pursuant to Brigham v. Brigham, 11 So.3d 374 (Fla. 3<sup>rd</sup> DCA 2009).

Said Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons whomsoever.

**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:

Aimee E. Colegrove  
Witness #1  
Aimee E. Colegrove  
Printed Name of Witness #1

Kimberly DelVecchio  
**Kimberly Delvecchio**  
(a/k/a Kimberly A. Delvecchio)

Thomas Sircio  
Witness #2  
Thomas Sircio  
Printed Name of Witness #2

STATE OF NEW YORK  
COUNTY OF SARATOGA

The foregoing instrument was acknowledged this 6<sup>th</sup> day of March, 2014, by **Kimberly Delvecchio (a/k/a Kimberly A. Delvecchio)**, who is personally known to me or who produced \_\_\_\_\_ as identification

My commission expires: 12/31/2017

Bonnie McGuire Jones  
Notary Public  
Bonnie McGuire Jones  
Printed Name of Notary Public

(SEAL)

**BONNIE MCGUIRE JONES**  
Notary Public, State of New York  
No. 4747188  
Qualified in Rensselaer County  
Commission Expires Dec. 31, 2017