

Doc. Stamp \$.70

Record and return to:

E. Steven Lauer, Esq.
P.O. Box 643343, Vero Beach, FL 32964-3343
tel: (772) 234-4200; fax: (772) 234-4249
Property Appraiser's Parcel I.D. No.: 32-40-32-00043-0020-03418/0

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WARRANTY DEED

THIS WARRANTY DEED, made September 4, 2014, between **GUY L. BASSINI**, a married man of 545 Beachland Blvd, Vero Beach, Florida 32963, ("**Grantor**"), and **Guy Lawrence Bassini, as Trustee of the Guy Lawrence Bassini Trust dated August 18, 2014, as amended and restated** made by Guy Lawrence Bassini, ("**Grantee**"), whose postal address is 545 Beachland Blvd., Vero Beach, Florida 32963.

THE GRANTOR, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable considerations, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to said Grantee and Grantee's successors, and assigns forever the following described land situated in **Indian River County, Florida** to wit:

Unit 3418 of the 3402-26 Ocean Drive, Vero Beach, a Condominium, as recorded on August 21, 2002, in O.R. Book 1514, Pages 0782-0863 of the Public Records of Indian River County, Florida, and as amended by the First Amendment to the Declaration to Condominium recorded on August 8, 2003 in O.R. Book 1623, Pages 2784-93 of the Public Records of Indian River County, Florida.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantor, Grantee and Trustee shall be construed as singular or plural as the context requires.

Guy Lawrence Bassini, as Trustee, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

If Guy Lawrence Bassini ceases to act as Trustee, then the Successor Trustee shall be Wendy Olivia Bassini. If Wendy Olivia Bassini fails or ceases to serve as Successor Trustee, then Angela Dawn Johnson, shall be the Successor Trustee.

All Successor Trustees are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the Trustee and all Successor Trustees shall extend to any and all rights which the Grantor possesses in the above described real property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interest of the Grantor, including homestead; and the Trustee is appointed as the attorney-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor.

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

- A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court appointing a guardian of the trustee's person or property.
- D. The written opinion of the trustee's physician that the trustee is suffering from any mental or physical incapacity that would affect the trustee's judgment.
- E. The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by Guy Lawrence Bassini sworn to and acknowledged before a notary public; this right being reserved to Guy Lawrence Bassini.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2014 and subsequent years, and all mortgages of record, which the Grantee herein assumes and agrees to pay.

EXECUTED this 4 day of September, 2014.

Signed, sealed, and delivered in
the presence of:

[Signature]
Witness-Print Name: Anthony Dzieleksi

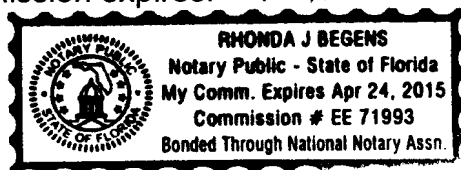
[Signature]
Guy L. Bassini

[Signature]
Witness-Print Name: Michelle Dales

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was sworn to and subscribed before me this 4 day of September, 2014, by Guy L. Bassini, who is personally known by me or produced _____ as valid identification.

My commission expires: 4/24/15



[Signature]
Print Name: Rhonda J. Begens
Notary Public, State of Florida at Large.

N.B. THIS IS A TRANSFER TO A TRUSTEE WITHOUT CONSIDERATION. This deed has been prepared at the Grantor's request without examination or legal opinion of title.