



SUNBELT
TITLE AGENCY

Prepared by: JoAnn Webster
Sunbelt Title Agency
Return to: 558 W. New England Ave., Suite 220
Winter Park, FL 32789
File Number: 7998140789

\$ 262,500.⁰⁰

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This Warranty Deed

Made this 24 day of December, 2014 by Irvine Nugent, A Married Man, hereinafter called the Grantor, to Norman C. Smith, Trustee and Sara J. Smith, Trustee of The Norman C. Smith and Sara J. Smith Joint Revocable Trust Agreement, dated March 25, 2011, whose post office address is: ~~1132 Woodlawn Drive~~, New Castle, IN 47362, hereinafter called the Grantee: PO BOX 258

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Indian River County, Florida, viz:

Lot 3, OLD SUGAR MILL ESTATES, according to the plat thereof, recorded in Plat Book 9, Page(s) 82, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33-39-09-00014-0000-00003/0

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon. The Trustee under the above stated Trust is hereby granted the power to protect, conserve and to sell, convey, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed. 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

Witness: (Signature)

Print Name: Harold Hallock

[Signature]

Irvine Nugent
7347 Kehne Road
Frederick, MD 21702

JAMES T. BANDS

Witness: (Signature)

Print Name: James T. Bands

State of MARYLAND
County of FREDERICK

The foregoing instrument was acknowledged before me this 24 day of DEC, 2014, by Irvine Nugent who [] is personally known to me or [] produced MD DEED REC 1 as identification.

[Signature]

NOTARY PUBLIC (signature)

Print Name: JAMES T. BANDS

My Commission Expires: 5/18/2016

Stamp/Seal:

