

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.: 33-40-27-00001-0000-00033.0

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WARRANTY DEED

THIS WARRANTY DEED, made **January 19, 2015**, between **Paul Ramsauer**, a single man of 965 Beacon Lane, Vero Beach, Florida 32963, ("**Grantor**"), and **Paul Ramsauer and Susan J. Appel, as Co-Trustees of the Paul Ramsauer Trust dated October 2, 1995, as amended and restated** made by Paul Ramsauer, ("**Grantee**"), whose postal address is 965 Beacon Lane, 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:

Lot 33, THE MOORINGS, UNIT ONE, according to the plat thereof filed in the office of the Clerk of the Circuit Court of Indian River County, Florida, in Plat Book 8, Page 6 and 6A; said land lying and being in 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.

Paul Ramsauer and Susan J. Appel, as Co-Trustees, 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 Paul Ramsauer ceases to act as Trustee, then Susan J. Appel shall serve as sole successor Trustee. If Susan J. Appel ceases to act as successor Co-Trustee or as sole successor Trustee then Nancy Dobson, shall serve as successor Co-Trustee or as sole 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.

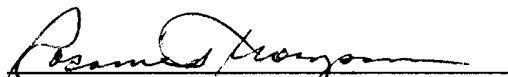
Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

- 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 Paul Ramsauer sworn to and acknowledged before a notary public; this right being reserved to Paul Ramsauer.

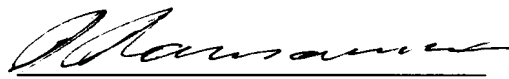
This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2014 and subsequent years, and all mortgages of record, which the Grantee herein assumes and agrees to pay.

EXECUTED this 19th day of January 2015.

Signed, sealed, and delivered in
the presence of:


Rosanne Thompson


Michelle Dales

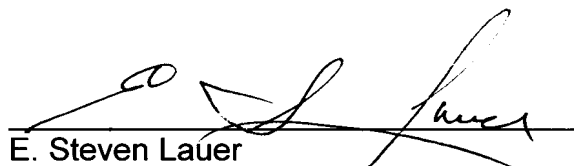

Paul Ramsauer

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was sworn to and subscribed before me this 19th day of January 2015, by Paul Ramsauer, who is personally known by me or produced as valid identification.

My commission expires:




E. Steven Lauer
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.