

This Instrument Prepared by and Return to:
Michelle McClure
Alliance Title of the Treasure Coast, LLC
705-E Sebastian Blvd
Sebastian, FL 32958
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

File No.: 150121

WARRANTY DEED

This Warranty Deed, Made the 20th day of March, 2015, by **Larry R. Young and Barbara Young**, HUSBAND AND WIFE whose post office address is: **459 Tinsman Avenue, Williamsport, PA 17701**, hereinafter called the "Grantor", to **Jeanne W. Quill, trustee of the Jeanne Quill Trust Revocable Living Trust Agreement dated October 10, 2005**, whose post office address is: **9610 Riverside Drive, 106, Sebastian, FL 32958**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Indian River County, Florida**, to wit:

Unit 106, Building 5, of Pelican Pointe of Sebastian I, a Condominium, according to the Declaration of Condominium, as recorded in Official Records Book 716, Page 1018, and all its attachments and amendments thereto, all in the Public Records of Indian River County, Florida, together with an undivided interest in the common elements appurtenant thereto.

The property is the homestead of the Grantor(s).
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, except taxes accruing subsequent to 2015, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____
Printed Name: Michelle McClure

Witness Signature: [Signature]
Printed Name: Larry R. Young

Witness Signature: [Signature]
Printed Name: Angelica Kimmer

Witness Signature: [Signature]
Printed Name: Barbara Young

Witness Signature: _____
Printed Name: _____

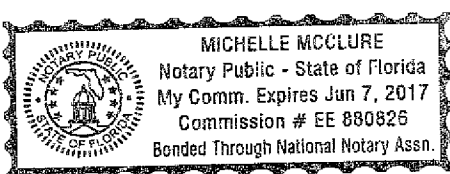
Witness Signature: _____
Printed Name: _____

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 20th day of March, 2015 by Larry R. Young and Barbara Young, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature: [Signature]
Printed Name: Michelle McClure

My Commission Expires: 6/7/2017
(SEAL)



Pelican Pointe of Sebastian I Condominium Association, Inc.

CERTIFICATE OF APPROVAL

Jeanne W Quill

is approved by Pelican Pointe of Sebastian I Condominium Association, Inc., a Florida Corporation Not-for-Profit, as Purchaser of the following described property in Indian River County, Florida.

Address: 9610-106 Riverside Drive of PELICAN POINTE of SEBASTIAN I CONDOMINIUM ASSOCIATION, INC., recorded in the Official Records Book 716 Page 1018 of the Public Records of Indian River County, Florida.

Dated this 29 day of JANUARY, 2015.

By: Pelican Pointe of Sebastian V Condominium Association, Inc.

R Jeffrey Warlick
PRESIDENT

STATE OF FLORIDA

SS

COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of January, 2015 by R. Jeffrey Warlick who is the President of said corporation and is well known to me or has produced identification in the form of _____ which was examined by me, and who (did) (did not) take an oath. He acknowledged executing the same freely and voluntarily under the authority vested in them by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of January, 2015.

Barbara Kaplan
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

