Prepared by:
J. Scott Lanford, Esq.
3159 Alzante Circle, Suite 102
Melbourne, FL 32940
(321) 728-9898

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this _/c/ı_̣ _____, 2015, between BARBARA E. DEAN and ROBERT E. DEAN, husband and wife, whose post office address is 732 Bayfront Ter., Sebastian, FL 32958 ("Grantor"), and *BARBARA E. DEAN, whose post office address is 732 Bayfront Ter., Sebastian, FL 32958 ("Grantee").

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN ($10.00) DOLLARS, 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 the said Grantee, and Grantee's heirs and assigns forever, the following described lands, situate, lying and being in INDIAN RIVER County, Florida, to-wit:

> Lot 20, Block 224, of SEBASTIAN HIGHLANDS UNIT NO. 10, a subdivision according to the plat thereof, as recorded in PBI 6-37D, Public Records of INDIAN RIVER County, Florida – **PARCEL ID: 31382400001244000020.0**

*BARBARA E. DEAN, a married person, retains a **LIFE ESTATE** in the subject real property without liability for waste and with full power to sell, convey, mortgage, lease and otherwise dispose and encumber the subject real property described herein in fee simple, without joinder by the remainderman(en), and to retain absolutely any and all proceeds derived therefrom but, upon the death of BARBARA E. DEAN, the Life Tenant, full and complete right, title and interest in the subject real property described herein shall vest in **DONNA K. DEAN, DIANE L. DEAN** and **DEBORAH E. DEAN COLLEY**, as tenants in common WITHOUT the rights of survivorship, as **REMAINDERMAN(EN)**. Grantor(s) retain(s) the right unto themselves or to the surviving one of them the right to cancel this deed by further conveyance which may destroy any and all right which the Grantee may possess under this deed.

ROBERT E. DEAN understands that the above described real property is considered Homestead Property under Article X, Section 4 of the Florida Constitution and Florida Statutes, §§732.401 and 732.4015. ROBERT E. DEAN acknowledges that he understands his rights regarding Homestead Property; specifically, he would have an ownership interest in the above described real property by virtue of the laws restricting the distribution of Homestead Property. ROBERT E. DEAN does hereby waive any and all rights he may now have or may acquire in the future in the above described real property in accordance with Florida Statute §732.702 (2003). ROBERT E. DEAN does hereby waive any and all interests he may have or may acquire in the future in the above described real property in accordance with Florida Statute §732.702 (2003). ROBERT E. DEAN warrants, represents and agrees that he will execute necessary documentation, if any, to effectuate such full and complete waiver.

THIS DOCUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND THEREFORE NO REPRESENTATIONS OR WARRANTIES ARE BEING EXPRESSED EITHER EXPRESSLY OR IMPLIEDLY BY J. SCOTT LANFORD, ESQ.

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 claiming by, through, or under the Grantor, but against none other.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seals the day and year first above written.

Witnesses as to Grantor BARBARA E. DEAN:

Sign name here: _~Gloria Ebert~_
Print name here: Gloria Ebert

Sign name here: _Lavina Dozer_
Print name here: L A V i N A   D O Z e R

/Barbara E. Dean
BARBARA E. DEAN

KAREN E. BARBER
MY COMMISSION # EE 855582
EXPIRES: April 1, 2017
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA - COUNTY OF Indian River

The foregoing instrument was acknowledged before me this Oct \1 , 2015, by **BARBARA E. DEAN**, who is/are personally known to me and who did/did not take an oath.

Karen E Barber
Notary Public

Witnesses as to Grantor ROBERT E. DEAN:

Sign name here: _Gloria Ebert_
Print name here: Gloria Ebert

Sign name here: _Lavina Dozer_
Print name here: L A V i N A   D O Z e R

Robert E. Dean
ROBERT E. DEAN

STATE OF FLORIDA - COUNTY OF Indian River:

The foregoing instrument was acknowledged before me this Oct \1 , 2015, by **ROBERT E. DEAN**, who is/are personally known to me and who did/did not take an oath.

Karen E Barber
Notary Public

KAREN E. BARBER
MY COMMISSION # EE 855582
EXPIRES: April 1, 2017
Bonded Thru Notary Public Underwriters