

Re 18.50  
D.S. 70  
#19.20  
This Document Prepared by and Return to:  
Bruce Barkett, Esq.  
Collins, Brown, Barkett, Garavaglia & Lawn, Chartered  
756 Beachland Blvd.  
Vero Beach, FL 32963  
(P) 772/231-4343

Parcel I.D. No.: 33 38 01 00026 0000 00009/0

### WARRANTY DEED

THIS Indenture, made this 11<sup>th</sup> day of November, 2015 A.D., between  
**James C. Whittaker and Alicia M. Whittaker, husband and wife, and Alicia M. Whittaker,**  
**as Sole Successor Trustee of The James C. and Alicia M. Whittaker Living Trust dated**  
**July 3, 1996, as amended,** whose mailing address is 1814 Oakgrove Ct., Vero Beach, Florida  
32966, **GRANTOR,** and **Alicia M. Whittaker, as Sole Successor Trustee of The James**  
**C. and Alicia M. Whittaker Living Trust dated July 3, 1996, as amended, and Kim C.**  
**Stringer, a single woman, as Joint Tenants with Right of Survivorship,** whose mailing  
address is 1814 Oakgrove Ct., Vero Beach, Florida 32966, **GRANTEE.**

**WITNESSETH** that the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS  
(\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof  
is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE's heirs, successors  
and assigns forever, the following described land, situate, lying and being in the County of INDIAN RIVER, State of  
FLORIDA, to wit:

**Lot 9, The Villas at Three Oaks, according to the map or plat thereof as  
recorded in Plat Book 26, Page 90, Public Records of Indian River County,  
Florida.**

**SUBJECT TO:** Restrictions, reservations and easements of record, if any, and taxes subsequent to  
December 31, 2014 .

The Grantee, Alicia M. Whittaker, as Sole Successor Trustee of The James C. and Alicia M. Whittaker Living  
Trust dated July 3, 1996, as amended, is specifically conferred the power and authority to protect, conserve, sell,  
lease encumber, or otherwise manage and dispose of the real property herein conveyed pursuant to the provisions  
of Florida Statute 689.073 and all other powers and authority granted under Chapter 689.073, Florida Statutes.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on  
the described property and therefore expresses no opinion as to the condition of title.

**There is no consideration.**

and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all  
persons whomsoever.

**IN WITNESS WHEREOF,** the GRANTOR has hereunto set their hands and seals the day and year first above  
written.

Signed, sealed and delivered in the presence of:

• Bruce Barkett  
Name Printed: BRUCE BARKETT

• Shirley Ann M. Murica  
Name Printed: SHIRLEY ANN M. MURICA

Alicia M. Whittaker  
Alicia M. Whittaker, individually, and as  
Sole Successor Trustee of The James C. And Alicia M.  
Whittaker Living Trust dated July 3, 1996, as amended,

James C. Whittaker  
James C. Whittaker, individually, by Alicia M. Whittaker,  
as Attorney-In-Fact under the Property Power of Attorney  
of James C. Whittaker dated February 9, 2005

(Notary Acknowledgment attached)

## NOTARY ACKNOWLEDGMENT

STATE OF: Florida  
COUNTY OF: Indian River

The foregoing instrument was acknowledged before me, the undersigned authority, this 11<sup>th</sup>  
day of Nov., 2015, by:

ALICIA M. WHITTAKER, individually, and as  
Sole Successor Trustee of The James C. And Alicia M. Whittaker Living Trust dated  
July 3, 1996, as amended, AND as Attorney-in-Fact for James C. Whittaker under the  
Property Power of Attorney of James C. Whittaker dated February 9, 2005,

who is either ( ) personally known to me or produced a Florida driver's license as identification.

Name Printed: Shirley Ann M. Murico  
Notary Public  
My Commission Expires on:

(Notary Seal)

