

This Document Prepared By and Return to:

Danielle Rizzo-Mantelli, Esq.
WEST CENTRAL LEGAL SERVICES, P.A.
2425 E. Commercial Blvd. #402
Ft. Lauderdale, FL 33308
954-575-3752

Parcel ID Number: 33402200001000100003.0

Warranty Deed

This Indenture, Made this 20th day of April, 2016 A.D., Between

Robert P. Grammen and Scheri D. Grammen, husband and wife

of the County of Collier, State of Florida, grantors, and

Aurelio Fernandez and Berta Fernandez, as Co-Trustees of The Fernandez Family Trust dated January 27, 2000

whose address is: **400 South Mashta Drive, Key Biscayne, Florida 33149**

of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have 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 3, Block A, PLAT NO. 1 FLORALTON BEACH, according to the map or plat thereof, as recorded in Plat Book 3, Page(s)20, of the Public records of Indian River County, Florida.


The conveyance is made subject to the following:

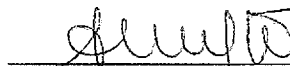
1. Real estate taxes for the year of closing and subsequent years and any special taxes or assessments entered against said property after the closing date;
2. Applicable zoning regulations and ordinances; and
3. All of the terms, provisions, conditions, restrictions, and easements of record, if any, which may now affect the aforesaid property, without hereby reimposing the same.


Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease, mortgage, transfer, hypothecate, convey, and otherwise deal in all interesrs in the above described property conveyed by this instrument and further to manage and dispose of those interests, it being the intention of the Grantor herein to vest in the Grantee, as Trustee, full rights of ownership as authorized and contemplated by the *Florida Statutes*.


and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


 Printed Name: Christopher Schaeffer
 Witness


 Printed Name: Anny Ta
 Witness

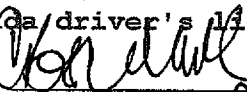

 Robert P. Grammen (Seal)
 P.O. Address: 9115 Galleria Court Suite 105, Naples, FL 34109


 Scheri D. Grammen (Seal)
 P.O. Address: 9115 Galleria Court Suite 105, Naples, FL 34109

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was acknowledged before me this 18th day of April, 2016 by
Robert P. Grammen and Scheri D. Grammen, husband and wife
 who are personally known to me or who have produced their Florida driver's license as identification.




 Printed Name: Colleen Birkland
 Notary Public
 My Commission Expires: 8/18/16