

This Instrument Prepared by and Return to:
Charles W. McKinnon, Esq.
3055 Cardinal Drive, Suite 302
Vero Beach, FL 32963
Courthouse Box #79
Parcel Identification No. 33390800001014000003.0

1@ \$10.00 =	\$	10.00
1@ \$ 8.50 =		8.50
1 extra name =		1.00
Doc Stamps =		70
TOTAL:	\$	20.20

WARRANTY DEED

THIS WARRANTY DEED, executed this 15 day of JULY, 2016, by **William H. Scott, Jr.**, joined by his wife, **Sandra M. Scott**, whose address is 6320 8th Street, Vero Beach, Florida 32968 (hereinafter referred to as "Grantor") to **William H. Scott, Jr. and Sandra M. Scott**, as Trustees of the **William H. Scott, Jr. and Sandra M. Scott Joint Revocable Trust – 2016**, whose address is 6320 8th Street, Vero Beach, Florida 32968 (hereinafter referred to as "Grantee"):

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remise, releases, conveys and confirms unto the Grantee, all that certain land situate in Indian River County, Florida, viz:

Commencing at the Southeast corner of the East 10.23 acres of Tract 14, Section 8, Township 33 South, Range 39 East, according to the last general plat of lands of INDIAN RIVER FARMS COMPANY SUBDIVISION, filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Page(s) 25; said land now lying and being in Indian River County, Florida; thence run West 555 feet to the Point of Beginning; thence run North 365 feet to a point; thence run West 225 feet to a point; thence run South 365 feet to a point; thence run East 225 feet to the Point of Beginning, LESS AND EXCEPT the South 90 feet thereof for road right-of-way.

SUBJECT TO restrictions, reservations and easements of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND 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 December 31, 2015.

GRANTORS RESERVE UNTO THEMSELVES LIFE ESTATES IN THE ABOVE DESCRIBED REAL ESTATE.

Full power and authority is hereby granted to the said Trustee to improve, protect, conserve, sell, lease, encumber, or otherwise manage, deal with and dispose of the real property described above or any part thereof.

It is the intent of both the Grantor and Grantee that (i) upon the death of Grantors, as evidenced by the recording of certified copies of their death certificates (or other proof of death) in the public records of the county in which the property described above is situated, or (ii) upon Grantors' written resignation as Trustee being recorded in said public records, or (iii) upon an affidavit of a physician being recorded in said public records, in which it is stated that Grantors are unable to manage their affairs or are unable to give prompt and intelligent consideration to financial matters, upon the written acceptance of the Successor Trustee being also recorded in said public records, the Successor Trustee, shall immediately

