

Prepared by and when recorded return to:

JoANN WATERFIELD
Attorney At Law
696 Ellsworth Way
The Villages, Florida 32162

**Property Appraiser's Parcel Identification
No. 33-39-04-00029-0001-00001/0**

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE made on March 30, 2016, between **CATARINA NICOLINI**, a single person (hereinafter referred to as "Grantor"), who resides at 2215 55th Square, Vero Beach, Indian River County, Florida 32163, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **CATARINA NICOLINI, Trustee of the CATARINA NICOLINI REVOCABLE LIVING TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 2215 55th Square, Vero Beach, Florida 32966, and such trust having been established under that certain revocable declaration of trust originally dated August 7, 2014, and amended on March 30, 2016, by CATARINA NICOLINI, as grantor and as trustee, hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Indian River and State of Florida:

Lot 1, Block "A", WALKER'S GLEN WEST – UNIT 1, a subdivision according to the plat thereof recorded at Plat Book 14, Pages 25 and 25A, in the Public Records of Indian River County, Florida.

More commonly known as 2215 55th Square, Vero Beach, Florida 32966.

This deed was prepared without a title search and without the benefit of title insurance. The preparer of the instrument assumes no liability for the state of the title or the accuracy of the legal description.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Indian River County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

