

This Instrument Prepared by and Return to:
Charles W. McKinnon, Esq.
3055 Cardinal Drive, Suite 302
Vero Beach, FL 32963
Courthouse Box No. 79
Parcel Identification No. 33402800011000000000.3

1@ \$10.00 = \$ 10.00
1@ \$ 8.50 = 8.50
Doc Stamps = .70
TOTAL: \$ 19.20

WARRANTY DEED

THIS WARRANTY DEED, executed the 21st day of July, 2016, by **Ronald N. Tagney**, an unmarried widow, whose address is 1909 Mooringline Drive, Unit C, Vero Beach, Florida 32963, hereinafter called the Grantor, to **Ronald N. Tagney, as Trustee of The Ronald N. Tagney Revocable Trust, UTD May 20, 2002**, whose address is 1909 Mooringline Drive, Unit C, Vero Beach, Florida 32963, hereinafter called the Grantee:

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, 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:

Unit #C, THE POINTES, #4, a Condominium, according to the Declaration of Condominium dated August 19, 1992 and recorded in Official Records Book 944, Page 0001, of the Public Records of Indian River County, Florida, including all common elements and limited common elements appurtenant to said Unit #C, according to the terms of the Declaration of Condominium. Subject, however, to all of the provisions of the Declaration of Condominium.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 2016.

GRANTOR RESERVES UNTO HIMSELF A LIFE ESTATE 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 Ronald N. Tagney, as evidenced by the recording of a certified copy of his death certificate (or other proof of death) in the public records of the county in which the property described above is situated, or (ii) upon Ronald N. Tagney's 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 he is unable to manage his affairs or is 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 become and commence serving as Successor Trustee of the aforementioned Trust, and shall have the same powers as were hereinbefore granted to Ronald N. Tagney, the original Trustee.

This Deed has been prepared without the benefit of a title search or survey.

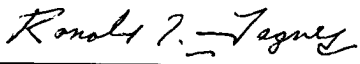
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

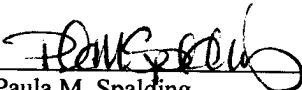
GRANTOR:



Charles W. McKinnon



Ronald N. Tagney

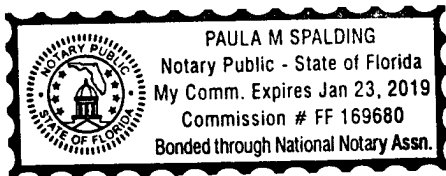


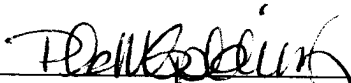
Paula M. Spalding

STATE OF FLORIDA)
) ss.
COUNTY OF INDIAN RIVER)

I HEREBY CERTIFY that on this day before me, an office duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Ronald N. Tagney, who is personally known to me to be the person described herein, and who executed the foregoing instrument and who has taken an oath and acknowledged before me that he executed the same for the purposes therein set forth in the presence of two (2) witnesses.

WITNESS my hand and official seal this 21 day of July, 2016.





Paula M. Spalding, Notary Public, State of Florida at Large
My Commission Expires: 01-23-2019 (Affix Seal)