

Prepared by and return to:

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TRUSTEE'S DEED

THIS INDENTURE made the 20th day of September, 2016, by Todd W. Fennell, as Successor Trustee of The Donald M. Stewart Revocable Trust dated May 24, 1994, as amended and restated, whose address is c/o Todd W. Fennell, 979 Beachland Blvd., Vero Beach, FL 32963, of the County of Indian River, State of Florida hereinafter called the GRANTOR, to Jan L. Bernier, whose address is 905 Starboard Dr., Vero Beach, FL 32963 of the County of Indian River, State of Florida, hereinafter called the GRANTEE:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the 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, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Indian River County, Florida**, viz:

Lot 12, The Moorings - Unit Four, according to the Plat thereof as recorded in Plat Book 8, page(s) 72 and 72A, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations, dedications, and rights of way of record, but this reference shall not operate to reimpose the same, and real estate taxes accruing subsequent to December 31, 2015.

Grantor is not a beneficiary under the Donald M. Stewart Revocable Trust dated May 24, 1994, as amended and restated.

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

GRANTOR COVENANTS with GRANTEE that GRANTOR has good right and lawful authority to sell and convey the property and GRANTOR warrants title to the property for any acts of GRANTOR and will defend the title against lawful claims of all persons claiming by, through, or under GRANTOR.

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

Signed, sealed and delivered in our presence:

R. Cousineau

Witness #1 Printed: Lindsey Cousineau

Todd W. Fennell

Todd W. Fennell, as Successor Trustee of
The Donald M. Stewart Revocable Trust
dated May 24, 1994, as amended and restated

Jessica Teague

Witness #2 Printed: Jessica Teague

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 12 day of September, 2016 by Todd W. Fennell, as Successor Trustee of The Donald M. Stewart Revocable Trust dated May 24, 1994, as amended and restated, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Maria D. Balmer

Notary Public

Printed Name: Maria D. Balmer

My Commission Expires: 5-16-17