

Prepared by:
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Braintree, MA 02184

Parcel Identification Number: 33-39-24-00015-0000-00031.0

WARRANTY DEED

This indenture, made this JANUARY 6, 2017, between **STANLEY M. KUPIEC**, having an address of 2 Third Street, Westport, Massachusetts 02790, hereinafter called the Grantor, and **KRAIG S. KUPIEC**, having an address of 10 Chase Drive, Lakeville, Massachusetts 02347, **KYLE S. KUPIEC**, having an address of 10 Patton Street, Dartmouth, Massachusetts 02747, and **KRIS S. KUPIEC**, having an address of 1 Celtic Drive, Westport, Massachusetts 02790, hereinafter collectively called the Grantee, witnesseth:

("Grantor" and "Grantee" are used herein for singular or plural, and any gender shall include all genders as context requires)

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold onto the Grantee, its beneficiaries and assigns forever, with **WARRANTY COVENANTS, as tenants in common**, with full power and authority pursuant to Florida Statute § 689.071 to protect, conserve and to sell, lease, encumber or otherwise manage and dispose of the real property herein described as the following land located in the County of Indian River, State of Florida, to wit:

Lot 31, Fox Ridge Subdivision, according to the Plat thereof, as recorded in Plat Book 12, Pages 50 and 50A, of the Public Records of Indian River County, Florida.

SUBJECT TO all the conditions, covenants, easements and agreements of record, if any, limitations, reservations, restrictions, taxes and assessments for current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Property Address: 630 Fox Run SW, Vero Beach, Florida

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

TO HAVE AND TO HOLD, the same in fee simple forever.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said premises in fee simple; that the Grantor has good right and lawful authority to sell and convey said premises; that the Grantor hereby fully warrants the title to said premises and will defend the same against the lawful claims of all persons whomsoever; and that said premises is free of all encumbrances, except taxes that are not yet due and payable.

Subject to and reserving unto the Grantor, **STANLEY M. KUPIEC**, an estate for the term of his natural life, whereby during said life estate, he retains the right to use, possess, and occupy the property during the term of his natural life the property conveyed hereby, and he shall pay all charges incident to his share of the maintenance of the property, including without limitation his share of any rent, assessments, insurance premiums, taxes, water/sewer, maintenance and ordinary repairs.

Under the laws and Constitution of the State of Florida, the property is not the homestead of the Grantor, nor the homestead of any person to whom the Grantor owes a legal due of support, nor is the property contiguous to the homestead of the Grantor.

For my title reference, see deed of Stanley M. Kupiec and Gertrude Y. Kupiec, dated January 6, 2017, and recorded with the Indian River County Clerk of Court herewith.

This deed was prepared without a title examination and the preparer of this instrument assumes no liability for the state of the title.

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Executed this JANUARY 6, 2017.

Lean Jackson
Witness

Stanley M Kupiec
STANLEY M. KUPIEC

Lean Jackson
Print Name

[Signature]
Witness

Jamison R. Coant
Print Name

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

On this JANUARY 6, 2017, before me, the undersigned notary public, personally appeared STANLEY M. KUPIEC, proved to me through satisfactory evidence of identification, which was FLORIDA DRIVER'S LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Scott W. Malcom
State of Florida
My Commission Expires 07/16/2019
Commission No. FF 900679

Scott W Malcom

Notary Public
Print Name: SCOTT W MALCOM
My Commission Expires: 07/16/2019