

After Recording Return to:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960

This Instrument Prepared by:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
33-39-06-00010-0000-00004.0
File No.: 112479

19.50
1120-

WARRANTY DEED

This Warranty Deed, Made the 16th day of March, 2017, by Richard D. Swanson and Cheryl S. Mitchell, both individually and as Co-Trustees of the Eleanor G. Gill Family Wealth Trust dated October 22, 2008, whose post office address is: 224 Sonata Court, Eastport, NY 11941, hereinafter called the "Grantor", to Robert R. Stevens and Sandra A. Stevens, husband and wife, whose post office address is: 5 Turnpike Ln, Albany, NY 12203, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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, to wit:

Lot 4, The Village of Lexington, according to the Plat thereof as recorded in Plat Book 14, Pages 45, 45A, 45B, Public Records of Indian River County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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.

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

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Catherine Taveras Cheryl S Mitchell
Printed Name: Catherine Taveras Cheryl S. Mitchell, individually and as Co-Trustee

Witness Signature: Lisa L Ringhoff
Printed Name: Lisa L Ringhoff

State of New York
County of Suffolk

The foregoing instrument was acknowledged before me this 11th day of March, 2017 by Cheryl S. Mitchell, individually and as Co-Trustee of the Eleanor G. Gill Family Wealth Trust dated October 22, 2008, who has produced driver license(s) as identification.

Susan Smith
Notary Public Signature
Printed Name: Susan Smith

My Commission Expires: September 08, 2019
(SEAL)

SUSAN SMITH
Notary Public, State of New York
No. 01SM6330036
Qualified in Suffolk County
Commission Expires September 08, 2019

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Cindy Silverstein

Printed Name: Cindy Silverstein

Witness Signature: Betsy Barberio

Printed Name: Betsy Barberio

Richard D. Swanson
Richard D. Swanson, individually and as
Co-Trustee

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 13th day of March, 2017 by Richard D. Swanson, individually and as Co-Trustee of the Eleanor G. Gill Family Wealth Trust dated October 22, 2008, who has produced driver license(s) as identification.

Cindy Silverstein
Notary Public Signature
Printed Name: Cindy Silverstein

My Commission Expires: 12/2/2018
(SEAL)

