

Prepared by:

James P. Covey, Esquire  
LAW OFFICES OF JAMES P. COVEY, P.A.  
2207 S. Kanner Highway  
Stuart, FL 34994

When recorded return to:

James P. Covey, Esquire  
LAW OFFICES OF JAMES P. COVEY, P.A.  
2207 S. Kanner Highway  
Stuart, FL 34994

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

**TRUSTEE'S DEED**

**1. IDENTIFICATION OF GRANTOR**

Grantor's name and address is: NANCY M. CASE, as Co-Trustee of the NANCY M.  
CASE TRUST dated October 3, 2014  
210 South Peppertree Drive  
Vero Beach, FL 32963

JOHN HOFFMAN, as Co-Trustee of the NANCY M.  
CASE TRUST dated October 3, 2014  
2520 Wild Life Run  
Lutz, FL 33559

The word "I" or "me" as hereafter used means the Grantor.

**2. IDENTIFICATION OF GRANTEE**

Grantee's name and address is: NANCY M. CASE, a single woman, As Tenant  
in Common  
210 South Peppertree Drive  
Vero Beach, FL 32963

The word "you" as hereafter used means the Grantee.

**3. MEANINGS OF TERMS**

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED**

Property hereby conveyed (the "Real Property") is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**5. CONSIDERATION**

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

**6. CONVEYANCE OF REAL PROPERTY**

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

This Deed has been prepared without the benefit of a title examination.

**7. REPRESENTATION OF TRUSTEE**

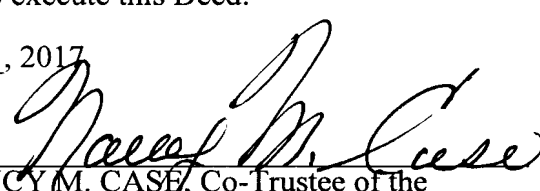
I represent to you that:

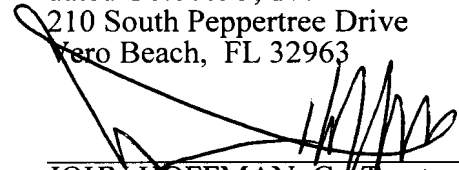
(a) I am duly appointed and qualified to act as Trustee under the Trust identified in Paragraph 1;

(b) in all things preliminary to and in and about this conveyance of the Real Property, the terms and conditions of such Trust have been met; and

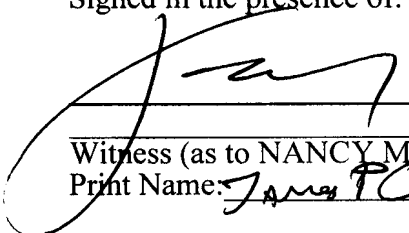
(c) I have the power and authority to execute this Deed.

Executed on June 21st, 2017

  
NANCY M. CASE, Co-Trustee of the  
NANCY M. CASE TRUST  
dated October 3, 2014  
210 South Peppertree Drive  
Vero Beach, FL 32963

  
JOHN HOFFMAN, Co-Trustee of the  
NANCY M. CASE TRUST dated  
October 3, 2014  
2520 Wild Life Run  
Lutz, FL 335459

Signed in the presence of:

  
Witness (as to NANCY M. CASE)  
Print Name: Jana P. Long

6/8/2017  
(Date)

Signed in the presence of:

  
Witness (as to NANCY M. CASE)  
Print Name: ALBERT KLAGER

6/8/2017  
(Date)

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of June, 2017, by NANCY M. CASE who is personally known to me or has produced \_\_\_\_\_ as identification.

Christie Klager  
Notary Public - State of Florida  
My Commission Expires:



Signed in the presence of:

Amy E. Hoff  
6/21/2017 (Date)  
Witness (as to JOHN HOFFMAN)  
Print Name: Amy E. Hoff

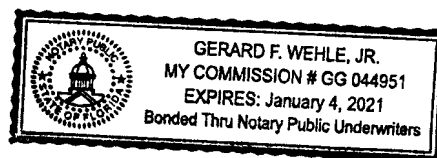
Signed in the presence of:

Irene S. Medina  
6/21/2017 (Date)  
Witness (as to JOHN HOFFMAN)  
Print Name: Irene T. Medina

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of June, 2017, by JOHN HOFFMAN who is personally known to me or has produced \_\_\_\_\_ as identification.

Gerard F. Wehle, Jr.  
Notary Public - State of Florida  
My Commission Expires:



Parcel 25, Peppertree, described as follows:

That portion of the Plat of Peppertree, according to the Plat thereof, recorded in Plat Book 11, on Page 59, of the Public Records of Indian River County, Florida, and shown as Parcel 25 on a Site Plan of Peppertree as approved by the Town of Indian River Shores, Florida, described as follows:

Commencing at the Westerlymost corner of the Plat of Peppertree, as recorded in Plat Book 11, page 59 of the Public Records of Indian River County, Florida, run South  $44^{\circ}15'00''$  East, along the Southwesterly boundary of said Plat, 263.82 feet; thence run North  $45^{\circ}45'00''$  East, 61.38 feet to the point of beginning.

From the point of beginning, continue North  $45^{\circ}45'00''$  East, 96.00 feet; thence North  $17^{\circ}56'15''$  West, 53.73 feet; thence South  $45^{\circ}45'00''$  West, 92.77 feet; thence South  $14^{\circ}55'52''$  East, 55.24 feet to the Point of Beginning.

Said land lying and being in Indian River County, Florida.

Parcel ID: 32-40-19-00030-0000-00025/0

EXHIBIT "A"