

Record and return to preparer
of instrument:
Sandra G. Rennick, Attorney at Law
Gould Cooksey Fennell, P.A.
979 Beachland Boulevard
Vero Beach, FL 32963

Recording: \$18.50
Deed Stamps: \$.70
E-Recording: \$ 4.50
Total: \$23.70

Parcel ID: 32-39-24-0000-0000-00038.0

WARRANTY DEED

THIS WARRANTY DEED HAS BEEN PREPARED BY THE ABOVE NOTED PARTY WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF LIENS, CLAIMS, OR ENCUMBRANCES OF ANY NATURE OF RECORD, OR WHICH MAY EXIST AGAINST THE PROPERTY.

THIS DEED Made the 16 day of Oct., 2017 by **William E. Frederick, Jr.**, whose address is 17 Ocean Street, Beverly, MA 01915, hereinafter called the GRANTOR, to **Marion K. Frederick, as Trustee of the Frederick House Trust**, whose address is 940 St. James Lane, Vero Beach, FL 32967, 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 38, St. James Island - Oak Harbor Plat No. 1, according to the Plat thereof as recorded in Plat Book 14, page(s) 85, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations and rights of way of record.

GRANTORS warrant, covenant and represent to the Grantees that the above described property does not constitute the homestead of the Grantors under the Constitution or statutes of the State of Florida and that the Grantor's residence is on property other than the above-described property and they do not live adjacent or contiguous thereto.

The Grantee is specifically conferred the power and authority (1) either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property herein described, and (2) all of the powers and authority which could be granted or conferred under the authorization and powers permitted to be conferred and granted pursuant to Chapter 689.073, Florida Statutes.

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

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

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.

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:

Eileen M. Duggan William E. Frederick, Jr.
Witness #1 Printed: EILEEN M. DUGGAN William E. Frederick, Jr.

Anne L. Folsom
Witness #2 Printed: Anne L. Folsom

STATE OF Massachusetts
COUNTY OF ESSEX

BEFORE ME, this 16th day of OCTOBER, 2017 personally appeared William E. Frederick, Jr., () who is personally known to me or () who provided a driver's license to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16th day of OCTOBER, 2017.

Eileen M. Duggan
Notary Public
Printed Name: EILEEN M. DUGGAN
My Commission Expires: MARCH 30, 2023
(Notary Seal)

