

Prepared by and return to:
James P. Covey, Esquire
Law Offices of James P. Covey, P.A.
2207 S. Kanner Highway
Stuart, FL 34994
(772.286.5820)

Property Appraiser's Parcel Identification
No. 33-39-26-00004-0006-00009/0

WARRANTY DEED

THIS WARRANTY DEED made the 12th day of April, 2018, by DAVID K. CONDON and PATRICIA D. CONDON, husband and wife, (hereinafter referred to as the "Grantor"), whose post office address is 4445 7TH St., SW, Vero Beach, FL 32968-4152, to DAVID K. CONDON, as Trustee under that certain trust dated July 17, 2001 and entitled "DAVID K. CONDON FAMILY TRUST, an undivided one-half (½) interest, whose post office address is 4445 7th St., SW, Vero Beach, FL 32968-4152, and to PATRICIA D. CONDON, Trustee, under that certain trust dated July 17, 2001 and entitled "PATRICIA D. CONDON FAMILY TRUST", an undivided one-half (½) interest, (hereinafter referred to as "Grantee"), whose post office address is 4445 7th St. SW, Vero Beach, FL 32968-4152, as tenants in common, with full power and authority granted by this deed to the Grantee, as Trustee(s), or its successors, to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the above real estate property, or any part of it as set forth in Section 689.071 of the Florida Statutes.

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 situated in Indian River County, Florida, and more particularly described as follows:

Lot 9, Block F, OSLO PARK UNIT NO. 3, according to the plat thereof,
recorded in Plat Book 4, Page 19, Public Records of Indian River County,
Florida.

This conveyance is subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All of the covenants, conditions, restrictions and easements of record, if any, which may now affect the afore-described property;
3. Applicable zoning regulations and ordinances;
4. Perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement of improvements or caused by minor inaccuracies in building or rebuilding.

TO HAVE AND TO HOLD the above-described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed.

And the Grantor by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever. The terms "Grantor" and "Grantee" are used for singular or plural, as context requires.

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

12th IN WITNESS WHEREOF, the Grantor aforesaid have set their hands and seals this April day of April, 2018.

Signed, sealed and witnessed
in our presence:

Witness (Print Name: James P. Covey)

David K. Condon
DAVID K. CONDON, Grantor

Witness (Print Name: Kyndall Combs)

Patricia D. Condon
PATRICIA D. CONDON, Grantor

Witness (Print Name: James P. Covey)

Witness (Print Name: Kyndall Combs)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 12th day of April, 2018, by DAVID K. CONDON and PATRICIA D. CONDON, who are (☒) personally known to me or (☐) who have produced _____ as identification and who (☐) did or (☐) did not take an oath.

Melanie B. Lawrence
NOTARY PUBLIC, State of Florida
Print Name: Melanie B. Lawrence

My Commission Expires:
My Commission Number:

