

Record and Return to:

John E. Moore, III, Esquire
Florida Bar # 622362
3240 Cardinal Drive, Suite 200
Vero Beach, FL 32963
Courthouse Box #75

Parcel I.D. No.: 33402700036000000216.0

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed this 18 day of December, 2018, by **JOHN SCHOFIELD, an un-remarried widower**, whose post office address is: 1250 West Southwinds Boulevard, Unit 216, Vero Beach, Florida 32963, **DEVON WINSOR, a single adult** and **NOELLE WINSOR, a single adult**, whose post office address is: 1450 Emerson Avenue, Apartment #302, McLean, Virginia 22101, hereinafter called the **Grantor**, in favor of **JOHN SCHOFIELD and THE NORTHERN TRUST COMPANY, as Co-Trustees of the Schofield Trust for the benefit of John Schofield under agreement dated February 11, 1997, as amended and restated**, whose post office address is 755 Beachland Boulevard, Vero Beach, Florida 32963, hereinafter called the **Grantee**.

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, wherever the context so admits or requires.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Indian River County**, State of Florida, to-wit:

Unit 216, SOUTHWINDS #4, a Condominium according to the Declaration of Condominium dated February 26, 1991 and recorded in Official Records Book 890, pages 1009 through 1086, of the public records of Indian River County, Florida, including all common elements and limited common elements appurtenant to the said Unit 216, according to the terms of the Declaration of Condominium. Subject to the terms and conditions of the Declaration of Condominium.

Subject to the following:

1. Taxes for the year 2018 and subsequent years; and
2. Conditions, covenants, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances;

The Grantee, as Trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber and to otherwise manage and dispose of the above-described real property pursuant to F.S. 689.071.

This instrument has been prepared solely from information provided by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description, or quantity of land described, as no examination of title to the property has been conducted.

Pursuant to the holding in Department of Revenue v. Race, 743 So.2d 169 (Fla. 5th DCA 1999), Section 201.02(1) requires a purchaser and consideration before documentary stamp taxes are due. As there was no purchaser in connection with the transaction evidenced by this conveyance, there could be no consideration or a purchase exchanged or paid in this transaction. Accordingly, only minimal documentary stamp tax is due and payable.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

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

Signed, sealed and delivered
in the presence of:

GRANTOR:

W. Andrew White
Print Name W. Andrew White

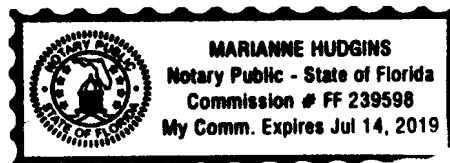
John Schofield
JOHN SCHOFIELD

Mike Lyster
Print Name Mike Lyster


**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**


The foregoing instrument was acknowledged before me this 11 day of December, 2018, by JOHN SCHOFIELD, who is personally known to me or who has produced _____ as identification and who has sworn an oath.

Marianne Hudgins
Notary Public



Signed, sealed and delivered
in the presence of:


Print Name Michael S. Lipton

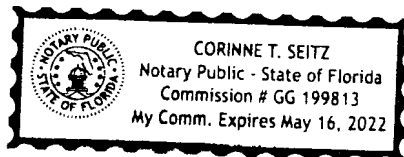

Print Name W. Andrew White

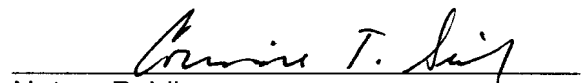
GRANTOR:


NOELLE WINSOR


STATE OF Florida
COUNTY OF Palm Beach


The foregoing instrument was acknowledged before me this 28th day of December, 2018, by NOELLE WINSOR, who is personally known to me or who has produced VA DL as identification and who has sworn an oath.





Notary Public

Signed, sealed and delivered
in the presence of:


Print Name Michael S. Lipton

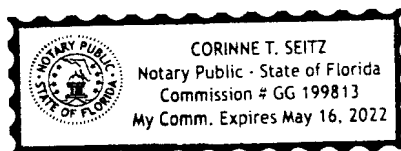

Print Name W. Andrew White

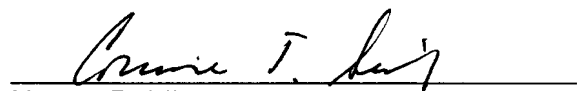
GRANTOR:


DEVON WINSOR

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 28th day of December, 2018, by DEVON WINSOR, who is personally known to me or who has produced VA DL as identification and who has sworn an oath.




Notary Public