

Reserved for Recording

WARRANTY DEED
(Statutory Form - Florida Statute 689.02)

This indenture, made this 10th day of August, 2020 between

MICHAEL F. MCCANN, residing at 61-66 67th Street, Middle Village, New York 11379

of the County of Queens in the State of New York, hereinafter called the Grantor(s), and

**MARY MCCANN, residing at 201 East 25th Street, Apt. 10H, New York, New York 10010,
Trustee of the MICHAEL MCCANN FAMILY TRUST**

of the County of New York in the State of New York, hereinafter called the Grantee(s).

WITNESSETH: That said Grantor(s), for and in consideration of the sum of ZERO DOLLARS (\$0.00), and other good and valuable consideration to said Grantor(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s), and to his or her heirs and assigns forever, the following described land, to wit in Indian River County, State of Florida, to wit:

Unit 303 of Spindrift, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 641, Page(s) 2139, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Said land is free of all encumbrances, except taxes for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same.)

Physical address: 1026 Flamevine Lane, Vero Beach, FL 32963

Parcel ID Number: 32-40-32-00035-0000-00303/0

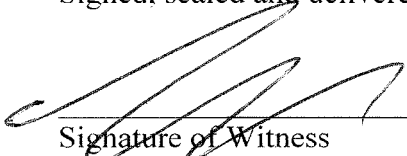
TOGETHER with all of its appurtenances, according to said Declaration of Condominium; and together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The grantor herein warrants and avers that grantor does not reside on the lands conveyed hereby, nor on contiguous land; nor is any member of grantor's family dependent upon grantor for support.

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In Witness Whereof, Grantor(s) has hereunto set Grantor(s)' hand and seal this day and year first above written.

Signed, sealed and delivered in our presence.



Signature of Witness

Lawrence Mahon

Print/Type name of Witness



Signature of Witness

Anna Buttafuoco


Print/Type name of Witness



MICHAEL F. MCCANN, Grantor

STATE OF NEW YORK
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me on this date: August 10th, 2020 by **MICHAEL F. MCCANN**, who is personally known to me or who has produced drivers license as identification and who did take an oath.



Notary Public

RICHARD T. KERINS
NOTARY PUBLIC, State of New York
No. 4941501 Qualified in Nassau County
Commission Expires August 15, 2022

(Seal)

This Document Completed and Prepared By:
Mahon, Mahon, Kerins & O'Brien, LLC

(Print Name)
254 Nassau Boulevard South

(Address)
Garden City South, NY 11530

(City, State Zip)