

PREPARED BY AND RETURN TO:

Robert M. Graham, Esq.  
Gunster, Yoakley & Stewart, P.A.  
777 South Flagler Drive, Suite 500 East  
West Palm Beach, FL 33401

Parcel I.D. No.: 32-32-40-00013-0002-00008.0

**THIS IS A CONVEYANCE OF UNENCUMBERED REALTY FOR NO CONSIDERATION AND IS NOT SUBJECT TO DOCUMENTARY STAMP TAX PURSUANT TO RULE 12B-4.014 (2) OF THE FLORIDA ADMINISTRATIVE CODE.**

**SPECIAL WARRANTY DEED**

THIS INDENTURE, executed the 4th day of January, 2021, by Patricia Kimball Barrie formerly known as **Patricia Kimball Fletcher** and **Woodrow E. Barrie**, husband and wife (collectively, "Grantor"), whose address is 735 Iris Lane, Vero Beach, Florida 32963, and **Patricia Kimball Barrie**, as **Trustee under the Second Restatement of the Patricia Kimball Fletcher Revocable Trust to now be known the Patricia Kimball Barrie Revocable Trust** executed September 5, 2018 ("Grantee"), whose address is 735 Iris Lane, Vero Beach, Florida 32963.

W I T N E S S E T H :

**NOW THEREFORE**, Grantor in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, its successors and assigns forever, that certain real property (the "Property") situate in Indian River County, Florida, more particularly described as follows:

Lot 8, in Block B, of ORANGE PARK ESTATES UNIT NO. 1, according to the map or plat thereof, recorded in Plat Book 5, Page 42, of the Public Records of Indian River County, Florida.

Parcel Number: 32-32-40-00013-0002-00008.0

BY EXECUTING OR JOINING THIS DEED, I, WOODROW E. BARRIE, INTEND TO WAIVE HOMESTEAD RIGHTS THAT WOULD OTHERWISE PREVENT MY SPOUSE, PATRICIA KIMBALL BARRIE, FROM DEVISING THE HOMESTEAD PROPERTY DESCRIBED IN THIS DEED TO SOMEONE OTHER THAN ME.

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.

SUBJECT TO taxes and assessments for the year 2020 and all subsequent years; all applicable environmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; and easements and restrictions of record.

FULL POWER AND AUTHORITY under F.S. §689.073 is hereby granted to the Grantee, her successors and assigns, to improve, protect, conserve, sell, lease, distribute, encumber or otherwise manage and dispose of the Property or any part thereof, to convey the Property or any part thereof, and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the Grantee. This is a conveyance to the Grantee in her fiduciary capacity as trustee under Chapter 736, Florida Statutes, with all of the powers thereunder, and the beneficiaries under the trust shall continue to have the exclusive and continuous present right to full use, occupancy, and possession of the Property for their homestead as contemplated by Section 196.041(2), Florida Statutes.

GRANTOR does hereby covenant that, at the time of delivery of this Deed, the Property was free from all encumbrances made by Grantor, and that Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons of all persons, claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has set their hands and seals on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Kimberly Howard  
Print Name: Kimberly Howard  
Susan Hodges  
Print Name: susan hodge

Patricia Kimball Barrie  
Patricia Kimball Barrie

(Witnesses as to Patricia Kimball Barrie)

Kimberly Howard  
Print Name: Kimberly Howard  
Susan Hodges  
Print Name: susan hodge

Woodrow E. Barrie  
Woodrow E. Barrie

(Witnesses as to Woodrow E. Barrie)

STATE OF FLORIDA )  
 ) ss:  
 COUNTY OF INDIAN RIVER )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4<sup>th</sup> day of January, 2021, by **Patricia Kimball Barrie** who ☒ is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.

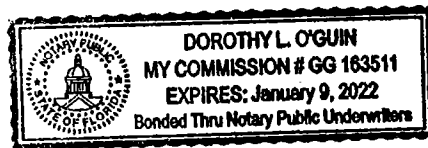
WITNESS my hand and notarial seal.

Dorothy L. O'Guin  
 Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Affix official seal below:



STATE OF FLORIDA )  
 ) ss:  
 COUNTY OF INDIAN RIVER )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4<sup>th</sup> day of January, 2021, by **Woodrow E. Barrie** who ☒ is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.

WITNESS my hand and notarial seal.

Dorothy L. O'Guin  
 Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Affix official seal below:

