

Prepared by and return to:

**Sandra G. Rennick**  
**Attorney at Law**  
**Gould Cooksey Fennell, PLLC**  
**979 Beachland Boulevard**  
**Vero Beach, FL 32963**  
**772-231-1100**  
File Number: 14288.3  
Will Call No.:  
**www.gouldcooksey.com**

Deed: \$ 27.00  
Docs Stamps: \$8,155.00  
Total: \$8,182.00

Parcel Identification No.:  
**31-39-36-00031-0001-00031.0**

[Space Above This Line For Recording Data]

**WARRANTY DEED**

**THIS DEED** made the **7th** day of **January, 2021** by **Tom Espeland and Debbie Helene Espeland, husband and wife** with an address of **4800 Hwy A1A #207, Vero Beach, FL 32963** of the County of **Indian River**, State of **Florida**, hereinafter called Grantor, to **Inga Olsson Rogers and Claire E. Craighill, as Trustees of the William D. Rogers 2012 Irrevocable Trust dated December 18, 2012** whose address is **401 S. Palm Island Cir., Vero Beach, FL 32963** of the County of **Indian River**, State of **Florida**, hereinafter called 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 31, BLOCK A, CARRIAGE HOMES NEIGHBORHOOD, PALM ISLAND PLANTATION P.R.D. - PLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 72, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.**

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.

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

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, 2020**.

**IN WITNESS WHEREOF**, the said GRANTOR has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jessica Lumley  
Witness #1 Printed: Jessica Lumley  
Marilyn S Holland  
Witness #2 Printed: Marilyn S Holland

Tom A (Seal)  
Tom Espeland  
Debbie H. Espeland (Seal)  
Debbie Helene Espeland

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6<sup>th</sup> day of January, 2021 by Tom Espeland and Debbie Helene Espeland, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

Jessica Lumley  
Notary Public  
Printed Name: Jessica A. Lumley

My Commission Expires: October 30, 2022



**CONSENT AND WAIVER OF RIGHT OF FIRST REFUSAL  
OF  
PALM ISLAND PLANTATION COMMUNITY ASSOCIATION, INC.**

In accordance with Article 16, Section 1 of the Declaration of Covenants, Conditions, and Restrictions for Palm Island Plantation Community Association, Inc. as recorded in Official Records Book 1477, Page 0134, Public Records of Indian River County, Florida, the Board of Directors of Palm Island Plantation hereby certifies to receipt of the notice required by this section and consents to the sale of the following-described real property from:

Name Tom and Debbie Espeland  
Address 401 S. Palm Island Circle  
Vero Beach, FL 32963

And which is being transferred to:

Name Inga Olsson Rogers & Claire E. Craighill, Trustees of the William D. Rogers  
2012 Irrevocable Trust  
Address 401 S. Palm Island Circle  
Vero Beach, FL 32963

By execution hereof, the Association further waives its right of first refusal in accordance with said Declaration.

IN WITNESS WHEREOF, the undersigned subscriber of this document has set his hand and seal as of the 5th day of January, 2021.

PALM ISLAND PLANTATION  
Board of Director

(Corporate Seal)

By: [Signature]

**STATE OF FLORIDA  
COUNTY OF  
INDIAN RIVER**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5th day of January, 2021, by Michael Hampton the President for Palm Island Community Association, Inc., who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed: Julie Barrett  
My Commission Expires: 12/31/22

