

Prepared by and return to:

Rosemary Vigliano
Atlantic Coastal Land Title Company, LLC
855 21st Street
Suite C
Vero Beach, FL 32960
(772) 569-4364
File No 2021-6161

Parcel Identification No 32-39-31-00005-0000-00045.0

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 4th day of November, 2021 between Richard S. Sheperd, Individually and as Successor Trustee of the Amended and Restated Bertha Jane Gallo Revocable Trust Agreement dated January 2001, whose post office address is 3132 Ashford Square, Vero Beach, FL 32966, of the County of Indian River, State of Florida, Grantor, to Dennis J. Kroll and Deborah Kroll, husband and wife, whose post office address is 3134 Ashford Square, Vero Beach, FL 32966, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Lot 45, Brookfield at Trillium Phase B, according to the plat thereof as recorded in Plat Book 21, Pages 15 through 17, Public Records of Indian River County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MM
WITNESS Jason A. Beal
PRINT NAME: Jason A. Beal

By: Richard S. Shepherd, TTEE
Richard S. Shepherd, Individually and as Successor Trustee

RM
WITNESS Rosemary Vigliano
PRINT NAME: Rosemary Vigliano

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4 day of November, 2021, by Richard S. Shepherd, Individually and as Successor Trustee of the Amended and Restated Bertha Jane Gallo Revocable Trust Agreement dated January 2001.

Jason A. Beal
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification: Dr
Produced: _____

