

This instrument prepared by:  
Dennis G. Corrick, Esq.  
Dean, Mead, Minton & Moore  
1903 South 25<sup>th</sup> Street, Suite 200  
Fort Pierce, Florida 34947  
(772) 464-7700

For Official Use Only  
Tax Parcel I.D. #: 33400800002000000013.0

**TRUSTEE'S DEED**

THIS TRUSTEE'S DEED is effective as of the 31st day of January, 2022, by BEVERLY M. SWATT, individually and as Trustee of the MYRON I. SWATT FAMILY TRUST UNDER ARTICLE EIGHTH OF THE REVOCABLE TRUST AGREEMENT OF MYRON I. SWATT DATED JANUARY 10, 2006, as amended and restated (as to an undivided one-half interest), and BEVERLY M. SWATT, individually and as Trustee of the REVOCABLE TRUST AGREEMENT OF BEVERLY M. SWATT DATED JANUARY 10, 2006, as amended (as to an undivided one-half interest), whose post office address is 840 Crescent Beach Rd., Vero Beach, FL 32963 (the "Grantor"), to MICHAEL BRONNER and LISA BRONNER, husband and wife, whose post office address is 840 Crescent Beach Rd., Vero Beach, FL 32963 (the "Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals, and the successors and assigns of trustees, corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

**WITNESSETH:**

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain real property situate, lying and being in Indian River County, Florida (the "Property"), being more particularly described as follows:

**Lot 13, THE DUNES, according to the Plat thereof, as recorded in Plat Book 9, Page 45, of the Public Records of Indian River County, Florida**

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to outstanding real property taxes accruing subsequent to December 31, 2021, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

BEVERLY M. SWATT, individually, is an unremarried widow, and the Property is her homestead.

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument and has intended this instrument to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Print Name: TANYA L. DUBOSE

[Signature]  
Print Name: Tyler Puttick  
Two witnesses as to Grantor

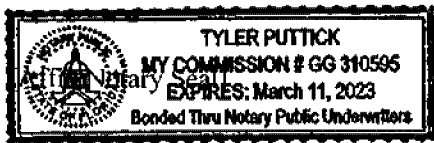
"GRANTOR"

[Signature]  
BEVERLY M. SWATT, individually and as Trustee of the MYRON I. SWATT FAMILY TRUST UNDER ARTICLE EIGHTH OF THE REVOCABLE TRUST AGREEMENT OF MYRON I. SWATT DATED JANUARY 10, 2006, as amended and restated

[Signature]  
BEVERLY M. SWATT, individually and as Trustee of the REVOCABLE TRUST AGREEMENT OF BEVERLY M. SWATT DATED JANUARY 10, 2006, as amended

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (check one)  physical presence or  online notarization, this 25<sup>th</sup> day of January, 2022, by BEVERLY M. SWATT. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_.



[Signature]  
Print Name: Tyler G. Puttick  
Notary Public, State of Florida  
Commission No.: 310596  
My Commission Expires: 66 310596

# The Dunes Homeowners Association, Inc.



choice management inc

100 Vista Royale Blvd.  
Vero Beach, FL 32962-3750  
772-907-5096 ♦ Fax: 772-567-2551  
JHartnett@ARChoice ♦ Kim@archoice.com

## CERTIFICATE OF APPROVAL

This is to Certify that Michael Bronner has / have been approved by the Board of Directors at **The Dunes Homeowners Association, Inc.**, as the Purchaser of the following described property in Indian River County, Florida.

The physical address being: 840 Crescent Beach Rd., Vero Beach, FL. 32963.

Such approval has been given pursuant to the provisions of the Declaration of Covenants of such association.

Dated this 12th day of January 2022.

The Dunes Homeowners Association, Inc.

By John Hartnett

John Hartnett, Community Association Manager  
On Behalf of the Board of Directors for  
The Dunes Homeowners Association, Inc.

**STATE OF FLORIDA**  
**COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 12th day of January 2022, by Kim Skinner on behalf of the association, who is personally known to me.

Tammie K. Hill

Notary Public, State of Florida at Large  
My Commission expires: 6/3/23

