

PREPARED BY:

KRISTINA PAULTER, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WHEN RECORDED MAIL TO:

KIM ARTZ
GIORDANO, HALLERAN AND CIESLA
125 HALF MILE ROAD
SUITE 300
RED BANK, NJ 07701

PARCEL ID NO.: 32-40-19-00030-0000-00028.0

PURCHASE PRICE PAID: \$10.00

OTHER CONSIDERATION: \$0.00

DOCUMENTARY STAMP TAX: \$0.70

Warranty Deed

THIS WARRANTY DEED is made on January 12, by MICHAEL SAMPLES and ANN SAMPLES, husband and wife, whose address is 411 North Peppertree Drive, Vero Beach, FL 32963 (herein, "Grantor"), to MICHAEL R. SAMPLES AND ANN MARIE SAMPLES, TRUSTEES, or any successors in trust, under THE SAMPLES REVOCABLE TRUST dated May 26, 2020 and any amendments thereto, whose address is 411 North Peppertree Drive, Vero Beach, FL 32963 (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Indian River, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 411 North Peppertree Drive, Vero Beach, FL 32963

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Full power and authority is granted by this deed to the Trustee(s) and all successor trustees to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described without the consent or approval of any other party. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons whomsoever.

**EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS
DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.**

IN WITNESS WHEREOF, Grantor signed and sealed this Warranty Deed on the date first above written.

Witnesses:

Grantor:

Kimberly A. Arce
Witness #1 signature

[Signature]
MICHAEL SAMPLES

Kimberly A. Arce
Printed name of witness #1

[Signature]
Witness #2 signature

TIMOTHY DENGLER
Printed name of witness #2

STATE OF NJ
COUNTY OF MORRIS

This instrument was acknowledged before me, by means of physical presence or online notarization, on January 12, 2022, by MICHAEL SAMPLES, who is personally known to me OR who has produced _____ as identification [CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA STAT. SEC. 117.05].

[Affix Notary Seal]

[Signature]
SIGNATURE OF NOTARY PUBLIC

My commission expires: MICHELE R. OTTO

A Notary Public of New Jersey
My Commission Expires November 3, 2026



Witnesses:

Kimberly A Artz
Witness #1 signature

Kimberly A Artz
Printed name of witness #1

Timothy DeVito
Witness #2 signature

Timothy DeVito
Printed name of witness #2

Grantor:

Ann Samples
ANN SAMPLES

STATE OF NJ
COUNTY OF MONMOUTH

This instrument was acknowledged before me, by means of physical presence or online notarization, on January 12, 2012, by ANN SAMPLES, who is personally known to me OR who has produced _____ as identification [CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA STAT. SEC. 117.05].

[Affix Notary Seal]

Michele Otto
SIGNATURE OF NOTARY PUBLIC

My commission expires: _____

MICHELE R. OTTO
A Notary Public of New Jersey
My Commission Expires November 3, 2026

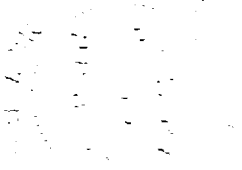


EXHIBIT A

That portion of the Plat of PEPPERTREE, according to the Plat thereof as recorded in Plat Book 11, Page 59, of the Public Records of Indian River County, Florida, and shown as Parcel 28 on a Site Plan of Peppertree as approved by the Town of Indian River Shores, Florida, described as follows:

Commencing at the Westerly most corner of the plat of Peppertree, as recorded in Plat Book 11, page 59, of the Public Records of Indian River County, Florida, run North 45 deg. 45' 00" East along the Northerly boundary of said plat 155.33 feet; thence South 44 deg. 10' 00" East, 25.00 feet to a point of curvature of a curve concave Northwesterly, having a radius of 340.00 feet and through which a radial line bears North 44 deg. 15' 00" West; thence run Northeasterly 5.07 feet along the arc of said curve through a central angle of 00 deg. 51' 18"; thence run South 62 deg. 56' 14" East, 25.97 feet; thence South 17 deg. 56' 14" East, 25.00 feet to the point of beginning. From the point of beginning continue South 17 deg. 56' 14" East, 45.74 feet; thence North 45 deg. 45' 00" East, 100.00 feet; thence North 17 deg. 56' 14" West, 45.74 feet; thence South 45 deg. 45' 00" West, 100.00 feet to the point of beginning.

This property constitutes the homestead real property of Grantor.

MAIL FUTURE TAX STATEMENT TO:

MICHAEL R. SAMPLES AND ANN MARIE
SAMPLES, TRUSTEES
411 North Peppertree Drive
Vero Beach, FL 32963

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.