

THIS INSTRUMENT PREPARED  
WITHOUT BENEFIT OF TITLE  
EXAMINATION OR LEGAL OPINION BY:  
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Parcel Identification No. 31392100005030100001.0  
Consideration: Trust to Beneficiary  
No Documentary Stamp Tax Due

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## Warranty Deed

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

This Indenture made this 20<sup>th</sup> day of April, 2022 between **Terence F. Burns, individually and as Trustee under Trust Agreement of Phyllis K. Burns dated May 9, 2012**, whose post office address is 10862 Bromwell Ln., Cincinnati, OH 45249, "Grantor", and **Terence F. Burns, a married man**, whose post office address is 10862 Bromwell Ln., Cincinnati, OH 45249, "Grantee".

(Whenever 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, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida, to wit:

**UNIT NO. 30A-1, BUILDING NO. 30A, of PELICAN POINTE OF SEBASTIAN, II, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in O.R. Book 717, Page 1584, Public Records of Indian River County, Florida, as amended.**

**Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Only minimal documentary stamps are due as there is no change of beneficial interest.**

**Together** with all the improvements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining together with all rights and easements of record.

**To Have and to Hold**, the above described premises, with the appurtenances, unto the said Grantee, said Grantee's successors and assigns, in fee simple forever.

**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 claiming by and through the Grantor; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, and taxes accruing subsequent to 2022.

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

Signed, sealed and delivered in our presence:

[Signature]  
Signature of Witness #1

Peter M. Slater  
Printed Name of Witness #1

Trust Agreement of Phyllis K. Burns Dated May 9, 2012

BY: [Signature]  
Terence F. Burns, Trustee

[Signature]  
Signature of Witness #2

Jennifer A. Hargis  
Printed Name of Witness #2

STATE OF OHIO

COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April, 2022 by means of  physical presence or  online notarization by Terence F. Burns, Trustee under Trust Agreement of Phyllis K. Burns dated May 9, 2012,  who is personally known to me or  who has produced his driver license as identification.

(NOTARY SEAL)

[Signature]  
NOTARY PUBLIC  
My Commission Expires



**PETER M. SLATER**  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Date. Section 147.03 O.R.C.