3120230030488 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL
BK: 3628 PG: 2433, 6/15/2023 1:46 PM

Prepared by and upon recording, return to:
Sami Leigh Alsawaf, Esq.
Molly F. James, Esq.
Troutman Pepper Hamilton Sanders LLP
401 9th Street, NW, Suite 1000
Washington, DC 20004

Parcel ID: 32391300010000000001.0
Property ID: 44463

Consideration: $0.00

Property Address: 5542 North Harbor Village Drive, Vero Beach, FL 32967

Grantee's Address: 12813 Pilots Landing Way, Gaithersburg, MD 20878

WARRANTY DEED

THIS WARRANTY DEED, is made as of the 15th day of June, 2023, by and between **ROBERT H. PLANTE, JR., TRUSTEE OF THE ROBERT H. PLANTE LIVING TRUST AGREEMENT DATED MAY 18, 2004, AS AMENDED** and **ROBERT H. PLANTE, JR., TRUSTEE OF THE CAROLE A. PLANTE LIVING TRUST AGREEMENT DATED MAY 18, 2004, AS AMENDED** ("Grantors"), having an address of 400 Broadway Street, Frederick, MD 21701, and **WILLIAM W. PLANTE, TRUSTEE OF THE WILLIAM W PLANTE SEPARATE TRUST UNDER PLANTE TRUSTS 05182004, AS AMENDED** ("Grantee"), having an address of 12813 Pilots Landing Way, Gaithersburg, MD 20878.

WHEREAS, pursuant to Florida Administrative Rule 12B-4-013 (28) (e), a deed from a Trustee to a beneficiary to the extent of the beneficiary's ownership interest immediately before the conveyance is not subject to the Florida stamp tax; and

NOW THEREFORE, the Grantors, in consideration of the foregoing, do hereby grant and convey to the Grantee, in fee simple and with general warranty of title, a one hundred percent (100%) interest in the property to Grantee, the property being located in Indian River County, Florida, and more particularly described as follows:

> Lot 1, NORTH HARBOR VILLAGE - GRAND HARBOR PLAT 20, according to the plat thereof, as recorded in Plat Book 15, Page 63, of the Public Records of Indian River County, Florida.

SUBJECT TO: All restrictions, reservations and easements of record, and real estate taxes for 2023 and all subsequent years.

IT BEING the same property acquired by Grantors, by deed from Robert H. Plante and Carole A. Plante, dated March 28, 2022, and recorded on March 30, 2022, in the Clerk's Office of the Circuit Court of Indian River County, Florida, in Deed Book 3525, at page 2069.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida.

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

TO HAVE AND TO HOLD said land and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the Grantee, in fee simple.

And the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land.

This conveyance is made expressly subject to the easements, conditions, restrictions, liens, mortgages, deeds of trust and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein, and to matters visible upon inspection.

The attorney who prepared this instrument has not performed a title examination on the subject property and makes no opinion, representation or warranty as to the quality of title. The parties to this instrument agree that they have reviewed, understand and accept its terms and acknowledge that the liability of the preparer is limited to the preparation of this instrument.

[SIGNATURES AND ACKNOWLEDGMENTS ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantors have set their hands and seals the year and day first above written:

Witness:

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Grantors:

ROBERT H. PLANTE, JR., TRUSTEE OF THE ROBERT H. PLANTE LIVING TRUST AGREEMENT DATED MAY 18, 2004, AS AMENDED

Witness:

Gerald O Cline-Cole

STATE/COMMONWEALTH OF Maryland
CITY/COUNTY OF Frederick, TO WIT:

I HEREBY CERTIFY, that on this 13 day of June, 2023, before me, the subscriber, a Notary Public in the jurisdiction aforesaid, personally appeared ROBERT H. PLANTE, JR., TRUSTEE OF THE ROBERT H. PLANTE LIVING TRUST AGREEMENT DATED MAY 18, 2004, AS AMENDED, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

I hereunto set my hand and official seal.

Notary Public
Print Notary Name: Esther Addo

My Commission Expires: Feb 4 2027
Registration Number: _____

ESTHER ADDO
Notary Public - State of Maryland
Frederick County
My Commission Expires Feb 4, 2027

IN WITNESS WHEREOF, Grantors have set their hands and seals the year and day first above written:

Witness:

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Grantors:

ROBERT H. PLANTE, JR., TRUSTEE OF THE CAROLE A. PLANTE LIVING TRUST AGREEMENT DATED MAY 18, 2004, AS AMENDED

Witness:

Gerald O Cline-Cole

STATE/COMMONWEALTH OF Maryland
CITY/COUNTY OF Frederick, TO WIT:

I HEREBY CERTIFY, that on this 13 day of June, 2023, before me, the subscriber, a Notary Public in the jurisdiction aforesaid, personally appeared ROBERT H. PLANTE, JR., TRUSTEE OF THE CAROLE A. PLANTE LIVING TRUST AGREEMENT DATED MAY 18, 2004, AS AMENDED, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

I hereunto set my hand and official seal.

Notary Public
Print Notary Name: Esther Addo

My Commission Expires: Feb 4 2027
Registration Number: _____

ESTHER ADDO
Notary Public - State of Maryland
Frederick County
My Commission Expires Feb 4, 2027