

This is a deed to a trustee from a grantor who has the power to revoke the trust instrument, and is therefore exempt from the documentary stamp tax.
Florida Admin. Rule 12B-4.013(28)(i)

Prepared By and Upon Recording
Return to:
Kimberly E. Stein, Esq.
Ulmer & Berne LLP
312 Walnut Street, Suite 1400
Cincinnati, Ohio 45202
(513) 698-5132

Deed prepared without the opinion of title

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that August J. Troendle, a single man, whose post office address is 1492 Corona Lane, Vero Beach, Florida (“Grantor”), hereby grants to August J. Troendle, Trustee of the August J. Troendle Revocable Trust dated September 14, 2012, whose post office address is 1492 Corona Lane, Vero Beach, Florida 32963 (“Grantee”), for no consideration, all of Grantor’s title and interest in that real property located at 1492 Corona Lane, Vero Beach, Florida 32963, in the County of Indian River and State of Florida and further described as being:

Lot 11, TEN COINS ON THE OCEAN SUBDIVISION, according to the Plat thereof, recorded in Plat Book 9, Page 38, of the Public Records of Indian River County, Florida.

Parcel ID Number: 33-40-16-00005-0000-00011/0

Prior Deed Reference: Book 2520 Page 818 of the Indian River County Deed Records.

Subject to restrictions, reservations, covenants, conditions, limitations and easements of record; taxes for the year 2023 and the years subsequent thereto; and all applicable laws, ordinances and governmental regulations, including, without limitation, zoning and building codes and ordinances.

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

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

AND the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this Warranty Deed to be executed as of the 19th day of September, 2023.

WITNESSES:

[Signature]
Print Name: Stephen P. Evers

[Signature]
AUGUST J. TROENDLE, Grantor

[Signature]
Print Name: Jesse J. Griger

STATE OF Ohio
COUNTY OF Hamilton

The foregoing was acknowledged before me by AUGUST J. TROENDLE by means of physical presence or online notarization on September 19, 2023, without oath or affirmation. AUGUST J. TROENDLE is personally known to me or established identity with _____.

[Signature]
Notary Public



MATTHEW R. KAFFENBERGER
Notary Public, State of Ohio
My Commission Expires
May 14, 2026