

This Instrument Prepared by and Return to  
McKinnon & Hamilton, PLLC  
Charles W McKinnon, Esq  
3055 Cardinal Drive, Suite 302  
Vero Beach, FL 32963  
Courthouse Box #79

**TRUSTEE'S DEED**

**THIS TRUSTEE'S DEED** is executed this 7<sup>th</sup> day of November, 2023, by **Lisa T Whitney**, individually and as Trustee of the Ronald N Tagney Revocable Trust, Under Trust Dated May 20, 2002 and **John G Tagney**, individually, whose address is 689 Point Road, Marion, Massachusetts 02738 (hereinafter referred to as "Grantors"), to **B & R Vero 96, LLC**, a Florida Limited Liability Company whose address is 1909 Mooringline Drive Unit C Vero Beach, Florida 32963 (hereinafter referred to as "Grantee")

**WITNESSETH** That Grantors, for and in consideration of the sum of Ten Dollars (\$10 00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Indian River County, Florida, viz

Unit #C, THE POINTES, #4, a Condominium, according to the Declaration of Condominium dated August 19, 1992 and recorded in Official Records Book 944, Page 0001, of the Public Records of Indian River County, Florida, including all common elements and limited common elements appurtenant to said Unit #C, according to the terms of the Declaration of Condominium Subject, however, to all of the provisions of the Declaration of Condominium

**SUBJECT TO** restrictions, reservations and easements of record, if any,

**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

**GRANTORS** warrant title to the property for any acts of Grantors and will defend the title against lawful claims of all persons claiming by, through or under Grantors

**AND** the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple in their fiduciary capacity as Co-Trustees, that the Grantors have good right and lawful authority to sell and convey said land, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022

The aforesaid property is not the Homestead of the Grantors

This Deed has been prepared without the benefit of a title search or survey

This Trustee's Deed is a Deed of distribution of the trust asset from the Trust to an LLC that is solely owned by all of the beneficiaries of the Trust, who are the Grantors referred to herein

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above

Signed, sealed and delivered in the presence of GRANTOR

TILLIE FREDETTE

Print Name Tillie Fredette

Brianna

Print Name Brianna LeBlanc

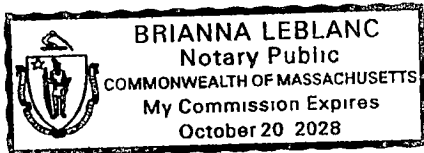
Lisa T Whitney

Lisa T Whitney, individually and as Trustee of the Ronald N Tagney Revocable Trust, UTD May 20, 2002

STATE OF Massachusetts )  
COUNTY OF Plymouth ) ss

I HEREBY CERTIFY that on this day before me, an office duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, in physical presence, **Lisa T Whitney**, who  has produced MA drivers license as identification or  who is personally known to me to be the person described herein, and who executed the foregoing instrument and who has taken an oath and acknowledged before me that she executed the same for the purposes therein set forth in the presence of two (2) witnesses

WITNESS my hand and official seal this 2 day of November, 2023



Brianna

Print Name Brianna LeBlanc

Notary Public, State of Massachusetts Large

My Commission Expires 10 20 28 (Affix Seal)

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the 7 day of November, 2023

Signed, sealed and delivered in the presence of GRANTOR

[Signature]  
Print Name Meghan Sullivan  
[Signature]  
Print Name Amy Leary


[Signature]  
John G Tagney

STATE OF MA )  
COUNTY OF Essex ) ss

I HEREBY CERTIFY that on this day before me, an office duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, in physical presence, **John G Tagney**, who  has produced drivers license as identification or  who is personally known to me to be the person described herein, and who executed the foregoing instrument and who has taken an oath and acknowledged before me that she executed the same for the purposes therein set forth in the presence of two (2) witnesses

WITNESS my hand and official seal this 7 day of November, 2023

[Signature]  
Print Name Kelly A Tracy  
Notary Public, State of MA at Large  
My Commission Expires 12-23-27 (Affix Seal)

 **KELLY A TRACY**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
December 23, 2027