

This instrument prepared by  
Frank P Marino, Esq  
Frank P Marino, PLLC  
2900 Westchester Ave , Suite 204  
Purchase, NY 10577

**WARRANTY DEED**

**THIS WARRANTY DEED** made and executed this 12<sup>th</sup> day of June, 2023, by **William B Holmes and Elissa Holmes**, a married couple, with an address at 380 Island Creek Drive, Vero Beach, Florida, 32963,  
To  
**William B Holmes and Elissa Holmes, Trustees of the William B Holmes and Elissa Holmes Revocable Living Trust Agreement u/a/d June 12, 2023**, with an address at 380 Island Creek Drive, Vero Beach, Florida, 32963, hereinafter called the 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 )

**Witnesseth** That the Grantor, for and in consideration of the sum of \$10 00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, their heirs and assigns forever, the following described property situated in the County of Indian River, State of Florida described as

**Lot 106, JOHN'S ISLAND, PLAT 2, according to the Plat thereof as recorded in Plat Book 8, Pages 15 through 15C, inclusive of the Public Records of Indian River County, Florida**

Parcel Identification No **32-40-18-00002-0000-00106 0**

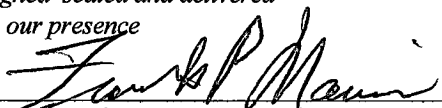
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

**To Have and to Hold**, the same in fee simple forever

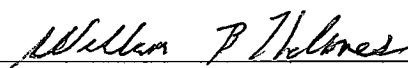
**And** the Grantor hereby covenants with said grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances

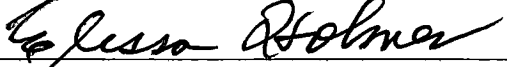
**In Witness Whereof**, the said Grantor has signed and sealed these presents the day and year first above written

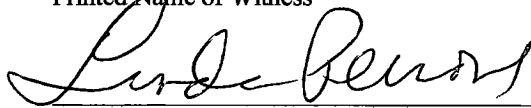
Signed sealed and delivered  
in our presence

  
Signature of Witness

FRANK P MARINO  
Printed Name of Witness

  
William B Holmes

  
Elissa Holmes

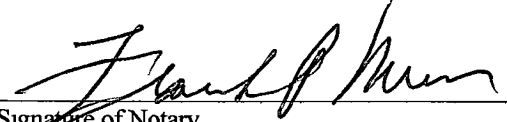
  
Signature of Witness

Linda Perrone  
Printed Name of Witness

STATE OF NEW YORK  
COUNTY OF WESTCHESTER

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of June, 2023, by **William B Holmes and Elissa Holmes**, who are personally known to me or have produced driver's licenses as identification, and who have taken an oath

(Seal)

  
Signature of Notary  
Printed Name of Notary  
My commission expires

FRANK P MARINO  
Notary Public State of New York  
Qualified in Westchester County  
No 02MA4899445  
Commission Expires June 15, 2027