

Prepared by and Return to:
Wes Harvin II, Esquire
THE ESTATE, TRUST & ELDER LAW FIRM, P.L.
2940 S. 25th Street
Fort Pierce, FL 34981

PARCEL ID#: 33-38-01-00027-0000-00092.0

WARRANTY DEED
(Homestead)

THIS WARRANTY DEED, made this 18th day of April, 2024, by **Robert C. Stevens** and **Diane L. Stevens**, husband and wife, whose post office address is: 1925 Chestnut Terrace, Vero Beach, FL 32966 (hereinafter called the "Grantors"), to **Robert C. Stevens** and **Diane L. Stevens**, each as to a life estate, without any liability for waste, and with full power and authority in said life tenants, to sell, gift, convey, mortgage, lease, divest any remainderman of their remainder interest, or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, the remainder, if any to **Richard Stevens**, whose post office address is: 2876 Apulia Road, Lot 23, Lafayette, NY 13084, **Patricia G. Stevens**, whose post office address is: 7648 Lakeport Road, Chittenango, NY 13037, **David W. Lepinske**, whose post office address is: 4834 Grange Road, Clay, NY 13041, **Jeffrey Lepinske**, whose post office address is: 28825 Avenida Marquesa, Cathedral City, CA 92234, and **Fredrick Lepinske**, whose post office address is: 89 Mesa Loop, Gunnison, Colorado 81230, as joint tenants with rights of survivorship (hereinafter referred to as the "Grantees").

Wherever used herein the terms "Grantors" and "Grantees" 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 Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof does hereby acknowledge, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land situate in Indian River County, Florida, to wit:

Lot 92, Replat of The Villas at Three Oaks, according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 33 through 35, inclusive, of the Public Records of Indian River County, Florida.

Subject to all other restrictions, easements and encumbrances of record provided this recitation shall not act to reimpose the same.

Grantors hereby certify that the property described herein is their homestead and that under Florida law they have absolutely reserved the right to reside on this property and retain all rights generally applicable or available to the holder of a legal life estate with respect to such property, including the full and absolute beneficial enjoyment of the property for and during the lifetime of the Grantors.

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination. By the delivery (by Grantors) and acceptance (by Grantees) of this deed, the Grantors and

Grantees agree to indemnify and hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a search of the public records.

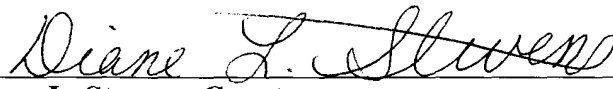
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the Grantors hereby covenant with said Grantees 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; that the Grantors hereby fully warrant 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, except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.



Robert C. Stevens, Grantor


Diane L. Stevens, Grantor

Signed, sealed and delivered in presence of:


(Signature of Witness 1) at 2940 S. 25th Street
Fort Pierce, FL 34981

Karalynne Berry
(Printed Name of Witness 1)


(Signature of Witness 2) at 2940 S. 25th Street
Fort Pierce, FL 34981

Tais Velho
(Printed Name of Witness 2)

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The foregoing was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 18th day of April, 2024, by Robert C. Stevens and Diane L. Stevens, who have produced FUDL'S as identification.




Notary Public, State of Florida