

PREPARED BY:

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1301 West Long Lake Road
Suite 250
Troy, Michigan 48098

WHEN RECORDED MAIL TO:

Roy A. Luttmann, Esq.
Frasco Caponigro Wineman Scheible Hauser
& Luttmann PLLC
1301 West Long Lake Road
Suite 250
Troy, Michigan 48098

PARCEL ID NO.: 32392100015000000288.0

PURCHASE PRICE PAID: \$0.00

OTHER CONSIDERATION: \$0.00

DOCUMENTARY STAMP TAX: \$0.00

Warranty Deed

THIS WARRANTY DEED is made on August 31, 2024 by **Carol R. Moan**, whose address is 5033 Monroe Circle, Vero Beach, Florida 32967 (herein "Grantor"),

Conveys and warrants to **Carol R. Moan**, whose address is 5033 Monroe Circle, Vero Beach, Florida 32967, for her lifetime coupled with an unrestricted power to convey the property during her lifetime, pursuant to Land Title Standard 9.3. This power to convey creates a general inter vivos power of appointment, which includes the power to sell, gift, mortgage, and lease (or otherwise dispose of the property) and to retain the proceeds from the conveyance. If **Carol R. Moan** has not previously conveyed the property prior to her death, the property is conveyed to the then acting Trustee of the **Carol R. Moan Trust, dated June 24, 2005**, as may be now or hereafter amended, whose address is c/o 5033 Monroe Circle, Vero Beach, Florida 32967 (herein "Grantee").

GRANTOR, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Indian River, State of Florida:

Lot 288, LAKES AT WATERWAY VILLAGE PD – PODS M,N,O,P, according to the plat thereof, as recorded in Plat Book 30, Page(s) 44 through 53 of the Public Records of Indian River County, Florida.

More commonly known as whose address is 5033 Monroe Circle, Vero Beach, Florida 32967.

This property is the homestead real property of Grantor.

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

EXEMPT TRANSFER – NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Full power and authority is granted by this deed to the Trustee(s) and all successor trustees to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described without the consent or approval of any other party. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor signed and sealed this Warranty Deed on the date first above written.

WITNESSES:

[Signature]
Print: Carol R. Moan
Address: 5033 Monroe Circle
Vero Beach, FL 32967

[Signature]
Print: Carol R. Moan
Address: 5033 Monroe Circle
Vero Beach, FL 32967

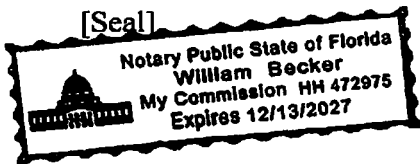
GRANTOR:

[Signature]
Carol R. Moan
KURT SKWARLA
280 ESTARS DR
GIBSONIA PA 15044

ERIK CUNNIE
225 PINE CREST CT
GIBSONIA, PA 15044

STATE OF FLORIDA)
) ss.
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me by means of physical presence this day, August 21, 2024, by Carol R. Moan, who is personally known to me or who has produced _____, as identification.



[Signature]
Print: William Becker, Notary Public
My Commission Expires: 12/13/27

MAIL FUTURE TAX STATEMENT TO:
Mrs. Carol R. Moan
5033 Monroe Circle
Vero Beach, Florida 32967

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which any tax may have been calculated.