

Prepared by and return to:
Chester B. Griffin, Esquire
Neill Griffin Jeffries Fowler Tierney & Neill - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Courthouse Box #50
Parcel ID Number: 1428 - 501-0028 - 0007

* DOC Assump: \$ 0.00
* DOC Tax : \$ 0.70
* Int Tax : \$ 0.00

[Space Above for Recording]

WARRANTY DEED

This Warranty Deed made this 15th day of July, 1999, 1997, by **GEORGE P. PEED**, surviving spouse and unremarried widower of **Elaine H. Peed**, hereinafter called the grantor, to **GEORGE P. PEED**, as Trustee of the **George P. Peed Revocable Trust Agreement** dated June 2, 1997, hereinafter called the grantee, whose address is: 2805 North Indian River Drive, Fort Pierce, FL 34946.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

Witnesseth: That the said grantor, for and in consideration of the sum of \$10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in St. Lucie County, Florida, to wit:

That part of Lot 2 Russell Estates Subdivision lying East of the F.E.C. Railroad South of the North 230 feet and North of the South 220 feet less road right-of-way, more particularly described as: Beginning at intersection of East right-of-way line of F.E.C. Railroad and South line of Section 28, Township 34 South, Range 40 East run Northwesterly along said East right-of-way line 968.5 feet to a point of beginning thence continue Northwesterly along East right-of-way line 150.3 feet thence run easterly parallel with the South line of Lot 3 Russell Estates Subdivision 1112.80 feet to a point thence run Southeasterly 146.1 feet along West shore of Indian River to a point thence run Westerly parallel with South line of Lot 3 Russell Estates Subdivision 1073.37 feet to the Point of Beginning.

NOTE TO PROPERTY APPRAISER: Grantor confers on the Trustee the power and authority to protect, conserve, sell, or lease, encumber, or otherwise to manage and dispose of the real property described here above, including but not limited to all powers listed in Florida Statute 689.071.

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the Trust referred to herein, the Grantor has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

GRANTOR HEREIN specifically reserves a life estate in and to the property being conveyed.

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination. By the delivery (By Grantor) and acceptance (by Grantee) of this deed, the Grantor and Grantee 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 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, except taxes accruing subsequent to December 31, 1998; zoning ordinances and rights of way for public roads.

[Space Above for Recording]

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

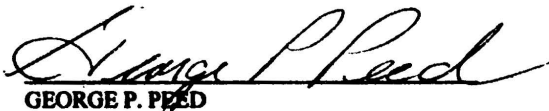
Signed, sealed and delivered
in our presence:



CHESTER B. GRIFFIN



MARCIA L. HEFFELFINGER



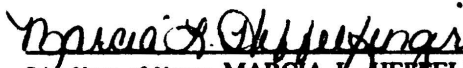
GEORGE P. PEED

Address: 2805 N. Indian River Dr., Ft. Pierce, FL 34946

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing was acknowledged before me this 15th day of July, 1999, by GEORGE P. PEED, ☒ who is personally known to me or ☐ who produced his driver's license as identification.



Print Name of Notary: MARCIA L. HEFFELFINGER

Notary Public - State of Florida

My Commission Expires: 4/15/00



Marcia L. Heffelfinger
MY COMMISSION # CC338848 EXPIRES
April 15, 2000
BONDED THIRD TRUST FIDELITY INSURANCE, INC.