

This Instrument Prepared
Without Opinion of Title By:
Jason D. Gardner, Esq.
Lyons & Lyons, P.A.
Waterford Executive Centre
27911 Crown Lake Boulevard, Suite 201
Bonita Springs, Florida 34135
(239) 948-1823

Parcel Number: 30-30-15-79358-000-3070

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 24 day of Oct, 2014 between **Russell Brandstetter, a married person, Susan Brandstetter, a single person, and Ericka Brandstetter, a single person, each individually and as successor Co-Trustee of the Hugo E. Brandstetter Trust dated April 9, 1992, whose post office address is 2924 Glacier Trail, Porter, Indiana 46304, grantor, and Seagate 307, LLC, a Florida limited liability company whose post office address is 2924 Glacier Trail, Porter, Indiana 46304, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Pinellas County, Florida** to-wit:

Unit 307, SEAGATE CONDOMINIUM, Condominium together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium as recorded in O.R. Book 4979, page 84, and all its attachments and amendments, and as recorded in Condominium Plat Book 39, pages 94 through 97, Public Records of Pinellas County, Florida

Address: 19418 Gulf Blvd. #307, Indian Shores, Florida 33785

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.

Grantor further warrants that the within described property was not the homestead of Hugo E. Brandstetter and is not and has never been the homestead of any of the grantors nor any family member of the grantors, neither is it the homestead of any beneficiary of the trust, or any family member of a beneficiary of the trust, and the same is true regarding any and all property adjacent thereto.

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 easements, restrictions and reservations of record.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Notice to Clerk and Department of Revenue: This deed evidences a conveyance of real property between a grantor and its wholly owned grantee, absent any exchange of value, thus not subject to the documentary stamp tax pursuant to *Crescent Miami Center, LLC v. State of Florida, Department of Revenue*, No. SC03-2063 (Fla. 1995).

Signed, sealed and delivered in our presence:

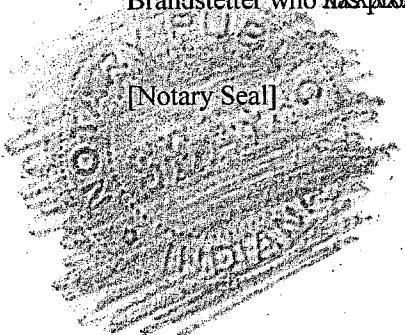
[Signature]
Witness Name: Teresa Roman

By: [Signature]
Russell Brandstetter

[Signature]
Witness Name: Chelsea L. Hill

State of Indiana
County of Lake

The foregoing instrument was acknowledged before me this 24 day of Oct., 2014 by Russell Brandstetter who ~~has produced~~ is personally known ~~as identification~~ to me.



[Signature]
Notary Public
Printed Name: MARY LINDA CASEY

My Commission Expires: 12-22-14

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Teresa Roman

By: [Signature]
Susan Brandstetter

[Signature]
Witness Name: Chelsea L. Hill

State of Indiana

County of Lake

The foregoing instrument was acknowledged before me this 24 day of Oct, 2014 by Susan Brandstetter who has produced ~~XXXXXXXXXX~~ is personally known ~~XXXXXXXXXX~~ to me.

[Notary Seal]

[Signature]
Notary Public

Printed Name: MARY LINDA CASEY

My Commission Expires: 12-22-14

Signed, sealed and delivered in our presence:

Teresa Roman
Witness Name: Teresa Roman

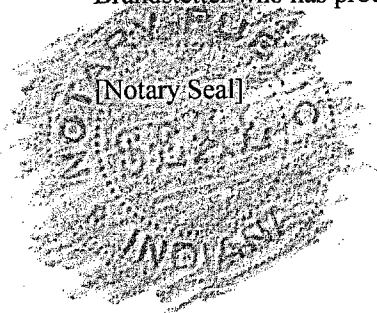
By: Ericka Brandstetter
Ericka Brandstetter

Chelsea L Hill
Witness Name: Chelsea L Hill

State of Indiana

County of Lake

The foregoing instrument was acknowledged before me this 24 day of Oct, 2014 by Ericka Brandstetter who ~~has produced~~ is personally known ~~as identification~~ to me.



Mary Linda Casey
Notary Public

Printed Name: MARY LINDA CASEY

My Commission Expires: 12-22-14