

R

Prepared by and Return to:  
Michael D. Fowler, Esq.  
THE ESTATE, TRUST & ELDER LAW FIRM, P.L.  
240 N.W. Peacock Blvd., Suite 304  
Port St. Lucie, FL 34986

**PARCEL ID#: 24-14-13-00273-002-00**

---

**WARRANTY DEED**  
**(Non-Homestead)**

**THIS WARRANTY DEED**, made this 27<sup>th</sup> day of September, 2013, by **BILLIE JEANNE DUNFORD**, also known as **BILLIE JEAN DUNFORD**, the unmarried surviving spouse of **BIRTIES RAY DUNFORD**, whose post office address is: 310 N.E. Solida Drive, Port Saint Lucie, Florida, 34983, (hereinafter called the "Grantor"), to **BELINDA DENISE DUNFORD URQUIZA** and **STEVEN ORLANDO URQUIZA**, as Trustees of the **Dunford Family Irrevocable Trust, non-grantor sub-trust, dated September 27<sup>th</sup>, 2013**, whose post office address is: 550 Carla Drive, Huntingtown, Maryland, 20639, (hereinafter referred to as the "Grantees").

Wherever 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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees, all that certain land situate in Levy County, Florida, to wit:

**SEC: 24, TWP: 14, RING: 13, 24-14-13 0009.55 ACRES NE1/4 of SE1/4 OF NE1/4 OR BOOK 117 PAGE 65 -LESS RD R/W-.**

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

**NOTE TO PROPERTY APPRAISER: Grantor confers on the Trustees the power and authority to protect, conserve, sell, or lease, encumber, or otherwise to manage and dispose of the real property conveyed by this deed. All Successor Trustees are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.**

Grantor hereby certifies that the property described herein is not her homestead, nor contiguous thereto.

**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 Grantees) of this deed, the Grantor 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.**

**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 Grantor hereby covenants with said Grantees 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<sup>st</sup>, 2012.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

*Billie Jean Dunford*

**BILLIE JEANNE DUNFORD, Grantor**

310 N.E. Solida Drive  
Port Saint Lucie, FL 34983

*Jennifer M. Garapuro*  
(Signature of Witness 1)

at 240 N.W. Peacock Blvd., Suite 304  
Port St. Lucie, FL 34986

Jennifer M. Garapuro  
(Printed Name of Witness 1)

*Alyson Stewart*

(Signature of Witness 2)


at 240 N.W. Peacock Blvd., Suite 304  
Port St. Lucie, FL 34986

Alyson Stewart  
(Printed Name of Witness 2)

STATE OF FLORIDA )  
) ss.  
COUNTY OF SAINT LUCIE )

The foregoing was acknowledged before me this 27<sup>th</sup> day of September, 2013, by Billie Jeanne Dunford, also known as Billie Jean Dunford, who has produced a FL DL # [REDACTED] as identification.

[SEAL]

 BROOKE BENZIO  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# DD966534  
Expires 3/1/2014

*Brooke Benzio*  
Notary Public, State of Florida