

Prepared By and Return To:
Chicago Title of the Florida Keys, Inc.
801 Eisenhower Drive
Key West, Florida 33040

06/17/2010 11:36AM
DEED DOC STAMP CL: RS \$6,300.00

File No. 1498-411080165

Property Appraiser's Parcel I.D. (folio) Number(s)
00008670-000000

Doc# 1794174
Bk# 2470 Pg# 2068

WARRANTY DEED

THIS WARRANTY DEED dated June 14, 2010, by Richard Bloom, a single man, hereinafter called the grantor, to Brian K Boyer, Trustee of the Brian K. Boyer Living Trust u/a/d June 2, 2004, as to an undivided 50% interest, and C. Todd Kemp, Trustee of the C. Todd Kemp u/a/d June 2, 2004 as to an undivided 50% interest, whose post office address is 401 South 7th Street, Fernandina Beach, FL 32034, hereinafter called the grantee:

(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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Monroe County, Florida, to wit:

Parcel A:

On the Island of Key West, and being part of Lot 2 in Square 48, according to the Plat of the Island of Key West, delineated in February, A.D. 1829 by William A. Whitehead, commencing at the corner of Fleming and William Streets, and running along Fleming Street in a Southwesterly direction 42 feet; thence at right angles in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 42 feet to William Street; thence along William Street in a Northwesterly direction 76 feet to the Point of Beginning.

Together with:

On the Island of Key West, according to the Plat of the Island of Key West, delineated in February, A.D. 1829 by William A. Whitehead, commencing at the point on the West side of William Street, distant southeasterly from the corner of William and Fleming streets seventy-six (76) feet, and running thence Southeasterly along William Street two-tenths (.20) feet, thence at near right angles in a Southeasterly direction sixteen and two tenths (16.20) feet, thence at right angle in a Northwesterly direction three tenths (.30) feet, thence at near right angles in a Northeasterly direction sixteen and two tenths (16.20) feet out to William street, the Point of Beginning.

Parcel B:

On the Island of Key West and known on William A. Whitehead's map, delineated in



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February, A.D. 1829, as a part of Lot 2 in Square 48:

Commencing at a point on Fleming Street 42 feet from the corner of William and Fleming Streets, and running thence along Fleming Street in a Southwesterly direction 25 feet; thence at right angles in a Southeasterly direction 76 feet; thence at right angles in a Northeasterly direction 25 feet; thence at right angles in a Northwesterly direction 76 feet out of Fleming Street, to the Point of Beginning.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2009.

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

Signed, sealed and delivered in the presence of:

Carol R. Revet
(Witness Signature)

CAROL R. REVET
(Print Name of Witness)

2 Maura E. Foley
(Witness Signature)

Maura E. Foley
(Print Name of Witness)

Richard Bloom
Richard Bloom

Address:
13 Francis Street
Milford, CT 06460

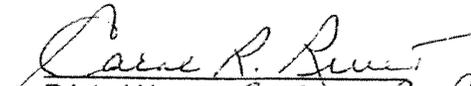


WARRANTY DEED
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State of Florida CONNECTICUT
County of FAIRFIELD

Sworn to and subscribed before me this 11th day of JUNE, 2010 by Richard Bloom who is personally known to me or who has produced U.S. PASSPORT as identification.


Printed Name: CAROL R. REVET
Notary Public
My commission expires: 04-30-2012

MONROE COUNTY
OFFICIAL RECORDS

