

Prepared by and return to:  
Ellen G. Willmott, Esq.  
Willmott, Connor and Clow, P.A.  
1800 Sand Beach Road  
North Palm Beach, Florida 33408  
Property Appraiser's ID #25-78-85-65-42-321-2258

If it's a mailaway transaction the dates are left blank

Prompts for name of Guardian

### GUARDIAN'S SPECIAL WARRANTY DEED

**This Guardian's Special Warranty Deed** is executed this 30th day of September, 2015 by **Roberto G. Aloo, Esq.**, the duly qualified and acting Guardian for **Thomas D. Shepherd and Maisie W. Shepherd, husband and wife**, appointed in Case Number **12356544789** in the Circuit Court of Palm Beach County, Florida, whose post office address is 550 Colonial Drive, Orlando, FL 32803 ("Grantor") to **Robert T. Farnham and Nancy T. Farnham, husband and wife** ("Grantee") whose post office address is 575 Maple Street, Monticello, FL 32344.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

**Witnesseth**, that the Grantor, for the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the following described property:

**Lot 5, Block 12, of Eastwoods Landing, according to the Plat thereof, as recorded in Plat Book 11, Page 25, of the Public Records of Broward County, Florida.**

**Subject to** easements, restrictions, reservations, and limitations of record, if any, **and 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**, Grantor covenants that in the execution of this deed, all court orders and laws of the State of Florida have been complied with in all respects. Grantor also hereby covenants to warrant and defend the title hereby conveyed from any and all lawful claims which arise by, through or under Grantor, but against no other, except taxes accruing subsequent to December 31, 2014.

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

*[signature page to follow]*

Initials: \_\_\_\_\_  
\_\_\_\_\_

Signed, sealed and delivered as to all Grantors  
in the presence of:

\_\_\_\_\_  
Signature of Witness 1

\_\_\_\_\_  
Print Name of Witness 1

\_\_\_\_\_  
Signature of Witness 2

\_\_\_\_\_  
Print Name of Witness 2

State of Florida  
County of PALM BEACH

The foregoing instrument was acknowledged before me, a Notary Public, this 30th, day of September, 2015 by Roberto G. Aloo, Esq., as Guardian for Thomas D. Shepherd and Maisie W. Shepherd, husband and wife, who  was/were personally known to me, or  presented the following identification:

\_\_\_\_\_.

My Commission Expires:

\_\_\_\_\_  
Signature

**Roberto G. Aloo, Esq.,** as Guardian for **Thomas D. Shepherd and Maisie W. Shepherd, husband and wife**

\_\_\_\_\_  
Signature of Notary

Initials: \_\_\_\_\_  
\_\_\_\_\_