

Prepared by and return to:

William J. Stewart
Attorney at Law
Stewart & Evans, P.A.
P. O. Box 3345
Vero Beach, FL 32964-3345
772-231-3500
File Number: **12858**
Will Call No.: **80**

Deed: \$ 18.50
Doc Stamps: \$1,995.00
Total: \$2,013.50

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Warranty Deed

This Warranty Deed made this **18th** day of **March, 2008** between **James L. Samples and Marianne Samples** whose post office address is **132 Wade Hampton Dr., Beaufort, SC**, grantor, and **Carol A. Emmons, an unmarried woman** whose post office address is **940 25th Street, Vero Beach, FL 32960**, 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 **Indian River County, Florida** to-wit:

Lot 5 and 6, Block 25, Royal Park Subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 13, Public Records of Indian River County, Florida.

Parcel Identification Number: 33-39-01-00005-0250-00005.0

Subject to easements, reservations, restrictions and right-of-way of record, and taxes accruing subsequent to December 31, 2007.

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, 2007**.

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

Signed, sealed and delivered in our presence:

Rebecca F. Emmons
Witness Name: Rebecca F. Emmons

Jessica Lumley
Witness Name: Jessica Lumley

Rebecca F. Emmons
Witness Name: Rebecca F. Emmons

Jessica Lumley
Witness Name: Jessica Lumley

James L Samples (Seal)
James L Samples

Marianne Samples (Seal)
Marianne Samples

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 18th day of March, 2008 by James L Samples and Marianne Samples, who ☐ are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



Jessica Lumley
Notary Public

Printed Name: Jessica A Lumley

My Commission Expires: October 30, 2010