

PREPARED BY AND TO BE  
RETURNED TO:  
Ronald Keith Lawn, Esq.  
Collins, Brown, Caldwell, Barkett & Garavaglia, Chartered  
Post Office Box 643686  
Vero Beach, FL 32964

**Parcel ID #33-39-28-00007-0000-00013.0**

**WARRANTY DEED**

THIS INDENTURE, made this day, April 15, 2008, by and between:  
**Gerard J. Sniffen, Jr., and Dale A. Sniffen, his wife**, whose post office address is: 995 Ruby  
Avenue, SW, Vero Beach, FL, 32987, **Grantors**,  
and

**Gerard J. Sniffen, Jr., a married man**, whose post office address is: 995 Ruby Avenue, SW, Vero  
Beach, FL, 32987, **Grantees**.

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00)  
and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof  
is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's  
successors and assigns forever, the following described land, situate, lying and being in the County  
of Indian River , State of Florida, to wit:

**Lot 13, DIAMOND LAKE SUBDIVISION, PHASE ONE, according to the plat  
thereof, as recorded in Plat Book 17, Page 95, of the Public Records of Indian  
River County, Florida.**

SUBJECT to restrictions, reservations and any other easements of record; applicable  
zoning ordinances, and taxes for the current year.

**Subject property is the Grantors homestead property.**

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in  
anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor does hereby fully warrant the title to said land, and will defend the  
same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year  
first above written.

Signed, sealed and delivered  
in our presence:

Witness

Printed Name SHIRLEY M. MARICO

Witness

Printed Name Clara M Scocozzo

Gerard J. Sniffen, Jr.  
Gerard J. Sniffen, Jr.,  
995 Ruby Avenue, SW  
Vero Beach, FL 32987

Dale Ann Sniffen  
Dale Ann Sniffen  
995 Ruby Avenue, SW  
Vero Beach, FL 32987

STATE OF FLORIDA

COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April,  
2008, by **Gerard J. Sniffen, Jr., and Dale A. Sniffen**, who are:

( ) personally known to me or

( X ) have produced Florida Drivers License as identification.

{Notary Stamp}

Clara M. Scocozzo  
Notary Public (signature)

My commission expires: 10.10.2008

