

1
\$27.00-Recad
\$5,810.00-Doc Stamps

This Document Prepared By and Return to:
Darlene K. Larabell-Pegg, CLC, President
Elite Title of the Treasure Coast, Inc.
3055 Cardinal Drive, Suite 105
Vero Beach, Florida 32963

Record and Return To:
Elite Title of the Treasure Coast, Inc.
Court House Box 82
Parcel ID Number: 33-39-19-00003-0000-00009/0

Warranty Deed

This Indenture, Made this 28th day of May, 2008 A.D., Between
Dave J. Wonka and Teresa C. Wonka, husband and wife
of the County of Indian River, State of Florida, grantors, and
Michael Lyster and Susan Lyster, husband and wife

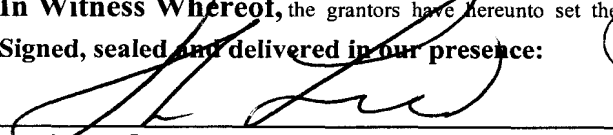
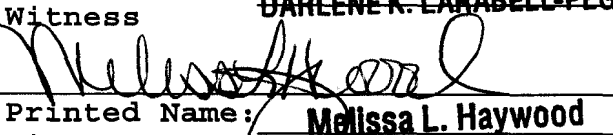
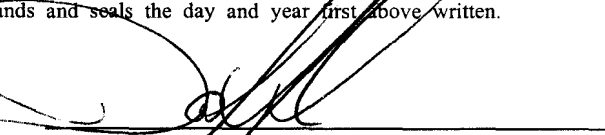
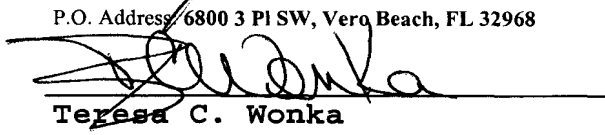
whose address is: 6800 3rd Place SW, Vero Beach, FL 32968

of the County of Indian River, State of Florida, grantees.
Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Indian River State of Florida to wit:
Lot 9, "The Farms"

A portion of Tract 7, Section 19, Township 33 South, Range 39 East,
according to the last general Plat of lands of the Indian River Farms
Company Subdivision, as filed in Plat Book 2, page 25, of the Public
Records of St. Lucie County, Florida; said lands now lying and being
in Indian river County, Florida and being more particularly described
as follows.

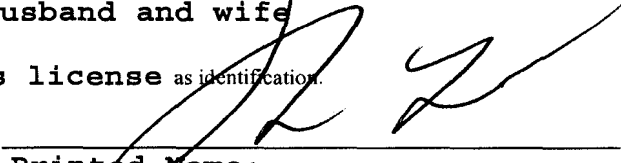
Commencing at the Southeast corner of said Tract 8, Section 19,
Township 33 South, Range 39 East, run N 00° 16'28" E along the East
line of said Tract 8, 80.00 feet, thence N 89° 43'36" W along the
North Right of Way line of 5th Street S.W. 1334.56 feet to a point on
the West line of said Tract 8, said line also being the East line of
said Tract 7, thence continue N 89° 43'36" W along the North right of
Way line of said 5th Street S.W., 1334.55 feet to a point on the West
line of said Tract 7, Thence N 00° 12'50" E along the West line of
said Tract 7, 1252.93 feet to the Northwest corner of said Tract 7,
thence S 89° 45'13" E along the North line of said Tract 7, 314.10 feet
to the Point of Beginning of the herein described portion of land,
thence continue S 89° 45'13" E along the North line of said Tract 7,
340.67 feet, thence S 00° 12'50" W, 611.00 feet to the North right of
way line of 3rd. Place S.W., thence N 89° 45'13" W along the North
(Continued on Attached)

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in our presence:


Printed Name: DARLENE K. LARABELL-PEGG
Witness

Printed Name: Melissa L. Haywood
Witness

Dave J. Wonka
P.O. Address: 6800 3 Pl SW, Vero Beach, FL 32968

Teresa C. Wonka
P.O. Address: 6800 3 Pl SW, Vero Beach, FL 32968

STATE OF Florida
COUNTY OF Indian River
The foregoing instrument was acknowledged before me this 28th day of May, 2008 by
Dave J. Wonka and Teresa C. Wonka, husband and wife
who are personally known to me or who have produced their driver's license as identification.




Printed Name: _____
Notary Public
My Commission Expires: _____

Warranty Deed - Page 2

Parcel ID Number: 33-39-19-00003-0000-00009/0

right of way line of said 3rd Place S. W., 31.34 feet to the point of curvature of curve concave to the North, the radius point to which bears N 00° 14'47" E, 25.00 feet, thence run Northwesterly along the arc of said curve having a radius of 25.00 feet, a central angle of 47° 14'08" and a arc distance of 20.61 feet to the point of reverse curvature of a curve concave to the Southwest, the radius point to which bears S 47° 28'55" W, 56.00 feet, thence run Southwesterly along the arc of said curve, having a radius of 56.00 feet, a central angle of 101° 35'55" and a arc distance of 99.30 feet, thence leaving said curve run N 76° 42'35" W, 209.79 feet, thence N 00° 12'50" E, 561.02 feet to the Point of Beginning.

Said land is free of all encumbrances, except taxes for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same.)

**THE FARMS
POB 650555
VERO BEACH, FL 32965
ASSESSMENT CERTIFICATION
&
APPROVAL OF SALE**


**THE FARMS POA, A FLORIDA NON-PROFIT
CORPORATION WHICH THE FOLLOWING IS A PART:**

LOT # 9 LEGAL

DOES HEREBY CERTIFY THAT:

- 1. ALL ASSESSMENTS AND CHARGES
TOGETHER WITH PENALTIES AND INTEREST
LEVIED AGAINST DAVE J. & TERESA C.
WONKA**
- 2. ON THE ABOVE REFERENCED PROPERTY
A. ARE PAID THROUGH 3/31/2008
B. THE AMOUNT OF \$225.00 (APRIL
QUARTER) WAS DUE APRIL 1, 2008.**
- 3. THE SALE OF THE PROPERTY BY DAVE J. &
TERESA C. WONKA AS GRANTOR TO
MICHAEL & SUSAN LYSTOR AS GRANTEE IS
HEREBY APPROVED THE ASSOCIATION.**
- 4. A CERTIFICATE OF APPROVAL IS REQUIRED.**

DATED: THE 28TH DAY OF MAY 2008.

**THE FARMS POA
(A FLA NON-PROFIT CORP.)**
BY: 
FOR THE BOARD OF DIRECTORS