

Return to:
Sharon Plante
108 N. Magnolia St.
Fellsmere, FL 32948

This Instrument Prepared:
Charles W. Ripkey
6868 Applegate Drive
Helena, Mt 59602
Folios: 31370000009118000012.0/31370000009118000014.0

WARRANTY DEED

Dec 4 6 PM
This Warranty Deed Made the 17th day of October, 2008, by Charles W. Ripkey and Dorothy Ripkey, husband and wife, hereinafter called the grantor, whose post office address is: 6868 Applegate Drive, Helena Mt 59602 to Sharon Plante, a single woman, whose post office address is: 108 N. Magnolia St., Fellsmere, FL 32948, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$97,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, to wit:

Lots, 12, 13, 14 and 15, Block 118, TOWN OF FELLSMERE, , according to map or plat thereof as recorded in Plat Book 2, Page 3 and 4 of the Public Records of St. Lucie County, Florida: Said lands now lying and being in Indian River County, Florida.

The property is the homestead of the Grantor(s) and the vacant lot is contiguous to their homestead property. **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, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Witness Signature:

Printed Name:

Witness Signature:

Printed Name:

Witness Signature:

Printed Name:

Witness Signature:

Printed Name:

Charles W. Ripkey

Dorothy Ripkey

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 17th day of October, 2008, by Charles W. Ripkey, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires: 10/28/2011

NOTARY PUBLIC-STATE OF FLORIDA
Juan Pablo Aris
Commission #DD720073
Expires: OCT. 28, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Printed Name:
Notary Public
Serial Number

STATE OF MONTANA
COUNTY OF:

The foregoing instrument was acknowledged before me this 14 day of October, 2008, by Dorothy Ripkey, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires: 2/4/2011

Printed Name: Eileen M. Goldthwait
Notary Public Helena
Serial Number N/A