

Prepared by and return to:  
Daniel C. Stump  
Attorney at Law  
Daniel C. Stump, Attorney at Law  
4445 North Highway A1A Suite 130  
Vero Beach, FL 32963  
772-234-1779  
File Number: 2009-1  
Will Call No.:

\$ 350,000.00 [Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of February, 2009 between ROBERT E. D'ANNIBALLE and LORETTA R. D'ANNIBALLE, his wife whose post office address is 656 CAMELIA LANE, Vero Beach, FL 32963, grantor, and JOE ALLEN and JANICE WEIR ALLEN, his wife whose post office address is 1104 STAGECOACH RD, Stowe, VT 05672, 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:

Lots 20 and 21, Vero Beach Estates, according to the map or plat thereof as recorded in Plat Book 5, Page 8 of the Public Records of St. Lucie County, Florida; Said lands lying in and being a part of Indian River County, Florida

Parcel Identification Number: 32-40-32-00006-0170-00020/0

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, 2008.

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:

Daniel C. Stump  
Witness Name: Daniel C. Stump  
Laile E. Fairbairn  
Witness Name: Laile E. Fairbairn

Robert E. D'Anniballe (Seal)  
ROBERT E D'ANNIBALLE

Daniel C. Stump  
Witness Name: Daniel C. Stump  
Laile E. Fairbairn  
Witness Name: Laile E. Fairbairn

Loretta R. D'Anniballe (Seal)  
LORETTA R D'ANNIBALLE

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 17th day of February, 2009 by ROBERT E D'ANNIBALLE and LORETTA R D'ANNIBALLE, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Daniel C. Stump  
Notary Public

Printed Name:

My Commission

