

INDIVID. TO INDIVID.

Return to: (enclose self-addressed stamped envelope)

Name: Professional Title
1546 N. US 1
Address: Sebastian, Florida 32958

This Instrument Prepared by:

Name: Professional Title
1546 N. US 1
Address: Sebastian, Florida 32958

Property Appraisers Parcel Identification

Folio Number(s): ID#33-39-21-00014-000-00047.0

Grantee[s] S.S. # (s)

P-41193

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

10.00
1267.00

This Warranty Deed, Made the 18 day of November, 2009, by Joseph Perretta, hereinafter called the Grantor, to Heather E. Morris and Stephen Nesbitt, as tenants in common whose post office address is 885 Sarina Terrace, SW, Vero Beach, Florida 32968, hereinafter called the Grantee.

(Wherever 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, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00 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, State of Florida, viz:

Lot 47, Legend Lakes, P.D. Phase II, according to the plat thereof, as recorded in Plat Book 18, Page 3, of the Public Records of Indian River County, Florida.

Subject to all valid restrictions, reservations, easements and zoning of record.

Grantor(s) further warrants that the above described property is not homestead property and grantor(s) residence if other than that being conveyed.

Grantor(s) further warrants under oath that said deed recorded in O.R. Book 2314, page 139 was not grantor(s) homestead at said time deed was conveyed, Public Records of Indian River County, Florida.

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, and hereby 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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Nancy Swart
Witness Signature (as to first Grantor)

Nancy Swart
Printed Name

Kevin T Morano
Witness Signature (as to first Grantor)

Kevin T Morano
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF New York)
COUNTY OF Dutchess)
Joseph Perretta

known to me to be the person _____ described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: _____

NOTARY RUBBER STAMP SEAL
RICHARD V. PICCOLI
NOTARY PUBLIC
STATE OF NEW YORK
DUTCHESS COUNTY
EXPIRES 090213

Joseph Perretta
Grantor Signature

Joseph Perretta
Printed Name

P.O. Box 9 LAGRANGEVILLE, N.Y.
Post Office Address
12540

Co-Grantor Signature, (if any)

Printed Name

Post Office Address

Witness my hand and official seal in the County and State last aforesaid this 18th day of November, A.D. 2009

Richard V. Piccoli
Notary Signature
Richard V. Piccoli
Printed Name