

Prepared by and return to:

Rebecca F Emmons

Attorney at Law

Stewart, Evans, Stewart & Emmons, P.A.

3355 Ocean Drive

Vero Beach, FL 32963

772-231-3500

File Number: 13807

Will Call No.: 80

Deed: \$ 18.50

Doc Stamps: \$339.50

Total: \$358.00

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Warranty Deed

This Warranty Deed made this **9th** day of **July, 2010** between **Dean A. Wolfe, a single man** whose post office address is **607 Kent Avenue, Pasadena, MD 21122**, grantor, and **Dean Heran, a single person** whose post office address is **6985 57th Street, Vero Beach, FL 32967**, 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:

Lot 15, Block J, UNIT NO. 3, DIXIE HEIGHTS, according to the Plat thereof, as recorded in Plat Book 4, page 84, Public Records of Indian River County, Florida.

Parcel Identification Number: 25-33-39-00004-0010-00015.0

Subject to easements, reservations, restrictions and right-of-way of record, and taxes accruing subsequent to December 31, 2009.

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, 2009**.

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:

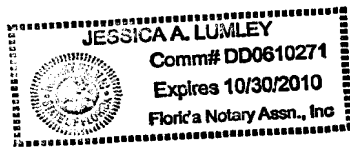
Jessica Lumley
Witness Name: Jessica Lumley
Bonnie L. Miller
Witness Name: Bonnie L. Miller

Dean A. Wolfe (Seal)
Dean A. Wolfe

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 9th day of July, 2010 by Dean A. Wolfe, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Jessica Lumley
Notary Public

Printed Name: Jessica A Lumley

My Commission Expires: October 30, 2010