

Prepared by and return to:
Barry G. Segal
Attorney at Law
Barry G. Segal, P.A.
621 17th Street
Vero Beach, FL 32960
772-567-5552
File Number: 210186
Will Call No.: Box 92

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Warranty Deed

This Warranty Deed made this 28th day of July, 2010 between Douglas H. Moody Trustee of the The Douglas H. Moody Trust u/t/d 12/27/1994 and Douglas H. Moody and Elizabeth B. Moody, husband and wife whose post office address is 411 Walnut Street, #2830, Green Cove Springs, FL 32043-3443, grantor, and Jeffrey M. Soucek and Mary E. Soucek, husband and wife whose post office address is 6721 Bretton Ridge Drive, North Olmsted, OH 44070, 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 55, OAK CHASE SUBDIVISION - PHASE II, according to the Plat thereof, recorded in Plat Book 16, Page 25, 25A through 25C, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 32-39-32-00014-0000-00055/0

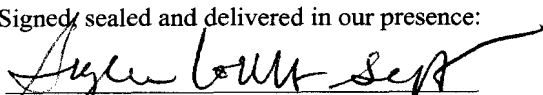
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

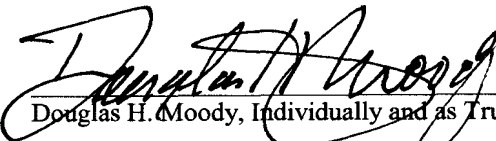
To Have and to Hold, the same in fee simple forever.


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, 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:


Witness Name: SUZANNE ROBBINS-SCHUR


Douglas H. Moody, Individually and as Trustee


Witness Name: Suzanne Robbins-Schur

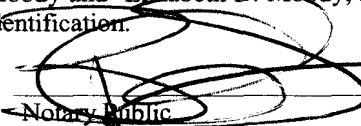

Elizabeth B. Moody, Individually (Seal)

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 28th day of July, 2010 by Douglas H. Moody Trustee of the The Douglas H. Moody Trust u/t/d 12/27/1994 and Douglas H. Moody and Elizabeth B. Moody, husband and wife who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____