

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

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): 31-39-19-00001-4500-00006/0

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

P-41730

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 10 day of November, 2010, by
James Harrow, a single man

hereinafter called the Grantor, to Richard J. Bomann and Lisa C. Bomann, husband and wife,
whose post office address is 164 Taft Avenue, Brick, NJ 08724,
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 6, Block 450, Sebastian Highlands, Unit 17, according to the map or plat thereof,
as recorded in Plat Book 8, Page 46, of the Public Records of Indian River County,
Florida.

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

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, 2009

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:

Witness Signature (as to first Grantor)

Cynthia M. Rich

Printed Name

Witness Signature (as to first Grantor)

Cathy L. Snow

Printed Name

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

Printed Name

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

Printed Name

STATE OF FL

COUNTY OF Indian River

James Harrow

Grantor Signature

James Harrow

Printed Name

112 Wabash Avenue, West Union

Post Office Address

W. VA 26456

Co-Grantor Signature, (if any)

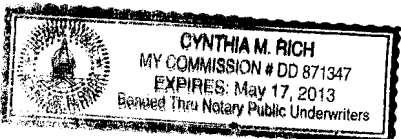
Printed Name

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that
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: Drivers License

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid
this 19 day of NOV, A.D. 2010

Notary Signature

Printed Name

Cynthia M. Rich