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Prepared by  
Tammy Shrum, an employee of  
First American Title Insurance Company  
2001 9th Avenue, Suite 108  
Vero Beach, Florida 32960  
(877)753-0344

Return to: Grantee  
File No.: 2018-2465477

## **WARRANTY DEED**

Made this 7th, of December 2010 by and between **Raymond Laferriere, a single man** whose address is: **23 Ocean Avenue, Jamestown, RI 02835** hereinafter called the "grantor", to **Eric S. Bell, a single man and Keith Santos, a single man as joint tenants with right of survivorship** whose post office address is: **23 Ocean Avenue, Jamestown, RI 02835** hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, Florida**, to-wit:

Lot 18 of GREENBRIER UNIT ONE, according to the Plat thereof as recorded in Plat Book 6, Page(s) 52, of the Public Records of Indian River County, Florida.

Parcel Identification Number: **33-38-01-00005-0000-00018.0**

**Subject** to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2010.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

*Raymond Laferriere by Lynn Bell, as attorney in fact*  
Raymond Laferriere by Lynn Bell, as Attorney in Fact

Signed, sealed and delivered in the presence of these witnesses:

*Lucinda J. Lopiccio*  
Witness Signature

*Sharon C Bauman*  
Witness Signature

Print Name: LUCINDA J. LOPICCOLO Print Name: Sharon C Bauman

State of UTAH

County of Summit

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on DECEMBER 10, 2010, by **Lynn Bell** as Attorney in Fact for **Raymond Laferriere**, who is/are personally known to me or has/have produced UTAH TEMPORARY DRIVERS as identification.

*LIC OR RHODE ISLAND CANCELLED  
DRIVERS LICENSE*

*Lucinda J. Lopiccio*  
NOTARY PUBLIC

LUCINDA J. LOPICCOLO  
Notary Print Name  
My Commission Expires: 4-28-13

