

Doc# 1830357 04/05/2011 9:36AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

rec. 18.50  
LIS .70  
Sales Price 10.00

Prepared by and return to:  
Robert K. Miller, Esq.  
CUNNINGHAM MILLER, P.A.  
2975 Overseas Highway  
P.O. Box 500938  
Marathon, FL 33050

04/05/2011 9:36AM  
DEED DOC STAMP CL: DIONNE \$0.70

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24<sup>th</sup> day of **March 2011** between **Edith B. Swinney**, whose post office address is **6265 33<sup>rd</sup> Manor, Vero Beach, FL 32966** of the County of **Indian River**, State of **Florida**, grantor\*, and

**Edith Burden Swinney**, as **Trustee of the Edith Burden Swinney Revocable Trust Agreement dated March 24, 2011**, whose post office address is **6265 33<sup>rd</sup> Manor, Vero Beach, FL 32966** of the County of **Indian River**, State of **Florida**, grantee\*,

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 67, THE SANCTUARY, according to the plat thereof, recorded in Plat Book 15, Page 23, Public Records of Indian River, County, Florida.**

**Property Identification No.: 32-39-32-00012-0000-00067. 0**  
**Property Address: 6265 33<sup>rd</sup> Manor, Vero Beach , FL 32966**

**SUBJECT TO taxes for the current and subsequent years;**

**SUBJECT TO conditions, restrictions, limitations, reservations and easements of record, if any.**

**This deed prepared without the benefit of title examination and pursuant to agreement by and between the parties herein.**

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

To have and to hold the same in Fee Simple forever.

and said 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; does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever; and that said land is free of all encumbrancers, except taxes accruing subsequent December 31, 2010.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Doc# 1830357  
Bk# 2511 Pg# 1776

Carol L Miller  
Printed Name: Carol L. Miller  
Witness as to Edith B. Swinney

Edith B. Swinney  
Edith B. Swinney

Robert K. Miller  
Printed Name: Robert K. Miller  
Witness as to Edith B. Swinney

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 24<sup>th</sup> March, 2011 by

Edith B. Swinney, who  is personally known or  has produced a

FL. drivers license as identification.

[Notary Seal]



Veronica Mir  
Notary Public

Printed Name: Veronica Mir

My Commission Expires: July 27, 2012