

PREPARED BY AND RETURN TO:

Michael D. Fowler, Esq.
The Estate, Trust & Elder Law Firm, P.L.
240 NW Peacock Boulevard, Suite 102
Port St. Lucie, FL 34986
(772) 878-7271

WARRANTY DEED

THIS WARRANTY DEED made this 14 day of July, 2011 by **WAYNE A. SCOTT, a single man**, hereinafter called the Grantor, to **WAYNE SCOTT PROPERTIES, LLC, a Florida Limited Liability Company**, whose address is P.O. Box 2457, Ft. Pierce, FL 34954, hereinafter called the Grantee.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH: That the said Grantor, for and in consideration 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, to-wit:

Lot 12, Village F, Citrus Springs Village "D" & "F" Phase 1 - P.D., according to the Map or plat thereof, as recorded in Plat Book 18, Page(s) 26 through 30, inclusive, of the Public Records of Indian River County, Florida.

Subject to that certain Mortgage between Grantor and Wells Fargo Bank, N.A. dated June 6, 2011, and recorded on June 13, 2011, in Official Records Book 2504, Page 1992, of the Public Records of Indian River County, Florida.

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, which are not reimposed hereby.

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, 2010.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presence the day

and year first above written.

Signed, sealed and delivered in the presence of:

Donna Marina K
Signature
Donna Marina K
Printed Name

Wayne A. Scott
Signature
WAYNE A. SCOTT

Scarlett Y. Barbare
Signature
Scarlett Y. Barbare
Printed Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgments, personally appeared **WAYNE A. SCOTT, a single man**, known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above named person Personally known to me.

WITNESS my hand and official seal, in the County and State last aforesaid on this 14th day of July, 2011.

Scarlett Y. Barbare
Notary Public - State of Florida
My Commission Expires: 12/8/12

