

Prepared by and return to:

Kathryn Dale
Orchid Island Title & Escrow Company
2101 Indian River Boulevard, Suite 201
Vero Beach, Florida 32960
(772) 562-7776

Parcel ID No: 32-39-36-00009-0040-00015/0

WARRANTY DEED

THIS INDENTURE is made this 26 day of September, 2011 by **MICHELLE P. SECHEN, a single woman**, whose address is 3020 Par Drive, Vero Beach, Florida 32960 (hereinafter referred to as "Grantor"), in favor of **PETER HILGE, a single man and SUSANNE K. MARGESON, a single woman, as joint tenants with rights of survivorship**, whose collective address is 1463 Queen Street E, Toronto, Ontario, Canada M4L 1E2 (hereinafter collectively referred to as "Grantee").

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to the said Grantee, and Grantee's heirs, successors, and assigns forever, the following described property, to-wit:

Lot 15, Block 4, **COUNTRY CLUB POINTE, UNIT NO. 2**, a subdivision according to the plat thereof recorded at Plat Book 4, Page 60, in the Public Records of Indian River County, Florida.

Subject to the following:

1. Taxes subsequent to December 31, 2010; and
2. Covenants, conditions, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances;

and said Grantor, subject to the foregoing, does hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever.

Rec \$18.50
Doc \$1557.50

TOGETHER WITH all tenements, hereditaments, and appurtenances benefitting and appertaining to the said land.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year set forth below.

Signed, sealed, and delivered in
the presence of:

"GRANTOR"

Patti M. Cain
(Name: PATTI M. CAIN)
Kathryn Dale
(Name: Kathryn Dale)

Michelle P. Sechen
MICHELLE P. SECHEN

STATE OF FLORIDA)
) ss:
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged and sworn before me this 23rd day of September, 2011 by **MICHELLE P. SECHEN, a single woman**. Said party is personally known to me or has produced a current driver's license as identification.

Kathryn Dale
NOTARY PUBLIC, State of Florida
(Name: Kathryn Dale)

My commission expires:

(Affix Seal)

