

Return to: **Cindy Silverstein**
Name: **Stewart Title Company**
Address: **333 17th Street, Suite F**
Vero Beach, Florida 32960

This Instrument Prepared by:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, Florida 32960

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

31-39-18-00003-5520-00011/0

File No:**1209257 - 2902**

Rec: 10.00
D.S: 844.57

WARRANTY DEED

This Warranty Deed Made the 31st day of July, 2012, by John H. Flannery and Gloria Kurisko, Individually and as Trustees of the Kurisko Flannery Nominee Trust dated October 12, 2007, both single adults, hereinafter called the grantor, whose post office address is: 52 Fiore Road, Northwood, New Hampshire 03261

to **Kenneth R. Beam**, whose post office address is: 151 Harris Dr., Sebastian, FL 32958, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **\$10.00** Dollars 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 11, Block 552, SEBASTIAN HIGHLANDS, UNIT 16, according to the plat thereof as recorded in Plat Book 8, Page 45, Public Records of Indian River County, Florida.

The property is **not** the homestead of the Grantor(s).

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; 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 **2011**, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness Signature: Cindy Silverstein
Printed Name: **Cindy Silverstein**

John H. Flannery
John H. Flannery, individually and as Trustee of the Kurisko Flannery Nominee Trust dated October 12, 2007

Witness Signature: Betsy Barberio
Printed Name: **Betsy Barberio**

Gloria Kurisko
Gloria Kurisko, individually and as Trustee of the Kurisko Flannery Nominee Trust dated October 12, 2007

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 21 day of July, 2012, by **John H. Flannery and Gloria Kurisko, Individually and as Trustees of the Kurisko Flannery Nominee Trust dated October 12, 2007**, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:

Cindy Silverstein
Notary Public Signature
Printed Name: **Cindy Silverstein**
Serial Number

(SEAL)

