

Doc #270 Doc. 70

After Recording Return To:
Kevin M. Barry, Esquire
Rossway Moore Taylor & Swan
2101 Indian River Boulevard, Suite 200
Vero Beach, Florida 32960
(772) 231-4440

Parcel I.D. No. 32-40-18-000045-0000-00030/0

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 27 day of August 2012 by **J. MICHAEL OYSTER**, whose address is 152B El Camino Real, Encinitas, CA 92024 (hereinafter referred to as "Grantor"), in favor of **RICHARD DETWILER and BARBARA M. DETWILER, husband and wife**, whose address is 1 Fordal Road, Bronxville, NY 10708 (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 30, **JOHN'S ISLAND – PLAT 36**, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 96, of the Public Records of Indian River County, Florida.

Subject to the following:

1. Taxes subsequent to December 31, 2011; and
2. Covenants, conditions, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances;

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

Documentary Stamps for the full consideration of the sale of this property are paid on the Trustee's Deed recorded in conjunction with this deed.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signers)

1
2
3
4
5
6
<div style="display: flex; justify-content: space-between; width: 80%; margin: auto;"> Signature of Document Signer #1 Signature of Document Signer #2 </div>	

State of California
 County of **San Diego**

Subscribed and sworn to (or affirmed) before me on
 this 23 day of August, 2012, by

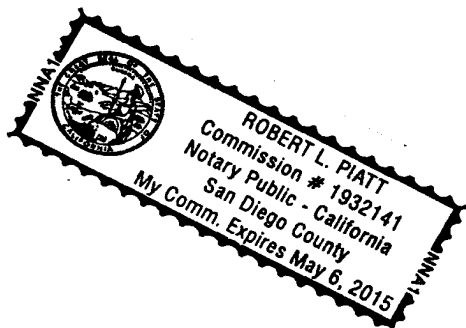
(1) John Michael Oyster
Name of Signer

proved to me on the basis of satisfactory evidence
 to be the person who appeared before me.

(and
 (2) _____
Name of Signer

proved to me on the basis of satisfactory evidence
 to be the person who appeared before me.)

Signature _____
Signature of Notary Public



OPTIONAL

*This information not required by law, but may prevent
 fraudulent removal and reattachment to another document.*

Title/Type of Document Special Warranty Deed

Document Date 23 August 2012 Number of Pages 2

Right Thumbprint
Signer #1

Left Thumbprint
Signer #2