

This Instrument Prepared by and Return to:
Marc Shomberg
Florida Title & Guarantee
1580 Sawgrass Corporate Pkwy, #410
Sunrise, Florida 33323
Parcel I.D: 33391500009000700029.0
File No: 909524

WARRANTY DEED

This Warranty Deed Made this 18th day of October, 2012, by Vernon W. Khail Jr. and Gisela T. Khail, husband and wife, whose post office address is: 3785 8th Lane, Vero Beach, Florida 32960 hereinafter called the grantor: to Robert H. Scarborough Jr., a single man, whose post office address is: 3195 1st Lane, Vero Beach, Florida 32968, hereinafter called the grantee

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 (Ten) 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, viz:

LOTS 29 AND 30, BLOCK G, VERO BEACH HOMESITES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 33, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

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, sealed and delivered in our presence:

Witness Signature: _____

Printed Name: _____

James Bevan

Witness Signature: _____

Printed Name: _____

Danielle Kabdebo

Vernon W. Khail Jr.

Vernon W. Khail Jr.

Gisela T. Khail

Gisela T. Khail

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 15th day of October, 2012, by **Vernon W. Khail Jr. and Gisela T. Khail**, who () is/are personally known to me or who (☒) has/have produced driver license(s) as identification.

My Commission Expires: 04-25-2016

[Signature]
Notary Public
Serial Number



Daniel A. Cituni
Commission # EE 192978
Commission Exp. 04/25/2016
Notary Public - State of Florida

Daniel Cituni 10977
772-778-6134 z6292-010
Wells Fargo Bank, N.A.
Ryanwood **AU 0088089**