

This Instrument Prepared by and Return to:  
**Marc Shomberg**  
**Florida Title & Guarantee**  
**1580 Sawgrass Corporate Pkwy, #410**  
**Sunrise, Florida 33323**  
Parcel I.D: 33-40-31-00001-0030-00006/0  
File No: 909716

## **WARRANTY DEED**

**This Warranty Deed Made this 14th day of November, 2012, by Neil W. Bowman, a single man,** whose post office address is: **1041 S. 13th Square, Vero Beach, Florida 32960** hereinafter called the grantor: to **Joanne Semenuck, a single woman,** whose post office address is: **6840 41st Street, Vero Beach, Florida 32967,** 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:

**Lot 6, Block 3 of FLORIDA RIDGE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 3, Page 93, of the Public Records of Indian River County, Florida.**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

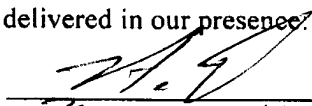
**To Have and to Hold,** the same in fee simple forever.

**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 **2012**, reservations, restrictions and easements of record, if any.

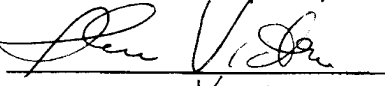
*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

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

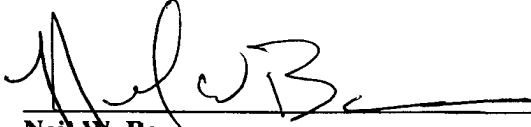
Signed, sealed and delivered in our presence:

Witness Signature: 

Printed Name: PATRICK M. SHEEHAN

Witness Signature: 

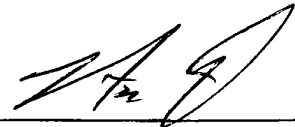
Printed Name: ILENE VICTOR

  
Neil W. Bowman

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November, 2012 by Neil W. Bowman, who ( ) is/are personally known to me or who ( ☒ ) has/have produced driver license(s) as identification.

My Commission Expires: \_\_\_\_\_

  
Notary Public  
Serial Number

