

**Prepared By and Return To:**  
Supreme Title Closings, LLC  
2202 S Babcock Street, Suite 201  
Melbourne, FL 32901

**File No.** 13-08-0372

**Property Appraiser's Parcel I.D. (folio) Number(s)**  
33391200043000000049.0

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### **WARRANTY DEED**

THIS WARRANTY DEED dated August 29, 2013, by Mark Wygonik, a single adult, whose post office address is 3090 11th Place, Vero Beach, FL 32960, hereinafter called the grantor, to Teresa Holt Cowan, a married woman, whose post office address is 26 Wolf Road, Asheville, NC 28805, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Indian River County, Florida, to wit:

Lot 49, Village Walk Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 87, 87A through 87B, inclusive, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in 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: December 31, 2012

**WARRANTY DEED**  
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Carol McAdams  
(Witness Signature)

CAROL MCADAMS

Edith Smith  
(Witness Signature)

Edith Smith

Mark Wygonik  
Mark Wygonik

3090 11th Place  
(Address)

Vero Beach, FL 32960  
(Address)

STATE OF Florida

COUNTY OF Indian River

I, CAROL MCADAMS, a Notary Public of the County and State first above written, do hereby certify that Mark Wygonik personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of August, 2013.

Carol McAdams  
Notary Public CAROL MCADAMS

My Commission Expires: 3/7/16

(SEAL)

