

*This instrument was prepared incident to  
the issuance of a title insurance contract,  
and is to be returned to:*

**Jason A. Beal**  
**Atlantic Coastal Land Title Company, LLC**  
**855 21st St., Suite C**  
**Vero Beach, Florida 32960**

3120130040408  
RECORDED IN THE PUBLIC RECORDS OF  
JEFFREY R SMITH, CLERK OF COURT  
INDIAN RIVER COUNTY FL  
BK: 2680 PG: 303 Page 1 of 3 6/20/2013 8:45 AM  
D DOCTAX PD \$2,870.00

ACLT File Number: **43080037**  
Parcel ID Number: **32-39-29-00012-0000-00038.0**

## GENERAL WARRANTY DEED

This deed, made as of this **6/14/2013** by **Timothy L. Grimm and Jenny L. Grimm, husband and wife** (as Grantor); and **Elwood J. Weppel IV and Julie Mae Weppel,\*** whose post office address is: **11941 Delfina Lane, Orlando, FL 32827** (as Grantee); \*husband and wife

*(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, partnerships or other entities; wherever the context so admits or requires.)*

### WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee forever, all the right, title, interest, claim and demand which said Grantor has in and to the following described parcel of land, to wit:

**Lot 38, AMELIA PLANTATION, A SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 18, at Page(s) 18, 19 and 20 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 Grantor hereby covenants with Grantee that grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same).

This deed is being re-recorded to add the marital status of the Grantees

**ATLANTIC COASTAL LAND TITLE COMPANY, LLC**  
A Full Service, Florida Title Insurance Agency

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

Signed, sealed and delivered in the presence of:

Witness 1:  
Melissa A Weary  
Print: Melissa Weary

[Signature]  
Timothy L. Grimm

Witness 2:  
Colleen M. Antonides  
Print: Colleen M. Antonides

**Seller's Address:**  
**4260 Amelia Plantation Ct, Vero Beach, FL 32967**

State of FL  
County of Indian River

The foregoing instrument was acknowledged before me the date hereinafter given, by **Timothy L. Grimm**, who was/were either personally known to me; or produced identification of sufficient character so as to identify said individual(s) with reasonable certainty; and who did/did not take an oath.

Witness my hand and official seal in the County and State last aforesaid, this <sup>13</sup>6/~~14~~/2013.

Colleen M. Antonides  
Notary Public

Type of identification provided (Check One):

- Driver's License
- Passport
- Government (State or Federal) ID Card
- Resident Alien ID Card
- Other



**COLLEEN M. ANTONIDES**  
MY COMMISSION # DD 931669  
EXPIRES: December 13, 2013  
Bonded Thru Budget Notary Services

Signed, sealed and delivered in the presence of:

Witness 1:  
*Linda Cook*  
Print: Linda Cook

*Jenny L. Grimm*  
Jenny L. Grimm

Witness 2:  
*Colleen M. Antonides*  
Print: Colleen M. Antonides

**Seller's Address:**  
**4260 Amelia Plantation Ct, Vero Beach, FL 32967**

State of FL  
County of Indian River

The foregoing instrument was acknowledged before me the date hereinafter given, by **Jenny L. Grimm**, who was/were either personally known to me; or produced identification of sufficient character so as to identify said individual(s) with reasonable certainty; and who did/did not take an oath.

Witness my hand and official seal in the County and State last aforesaid, this **6/13/2013**.

*Colleen M. Antonides*  
Notary Public

Type of identification provided (Check One):

- Driver's License
- Passport
- Government (State or Federal) ID Card
- Resident Alien ID Card
- Other



**COLLEEN M. ANTONIDES**  
MY COMMISSION # DD 931069  
EXPIRES: December 13, 2013  
Bonded Thru Budget Notary Services