

Prepared by:

Dorothy Emmons Horne  
Oceanside Title & Escrow  
3501 Ocean Drive  
Vero Beach, Florida 32963  
**COURTHOUSE BOX 49**  
File Number: E1311022

## General Warranty Deed

Made this January 17, 2014 A.D. By **John G. Mitchell**, whose address is: Box 2208, Oak Bluffs, Massachusetts 02557, hereinafter called the grantor, to **Steven J. Peterson and Bonnie Peterson, husband and wife**, whose post office address is: 2770 Green Ash Loop, Apt. 401, Woodbridge, Virginia 22192, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) 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 126, MILLSTONE LANDING P.D. PHASE 1, A PLANNED DEVELOPMENT, according to the Map or Plat thereof as recorded in Plat Book 22, Page 79, Public Records of Indian River County, Florida.

Parcel ID Number: 33-39-34-00004-0000-00126/0

**The above described property is not the homestead of grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.**

**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 December 31, 2013.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Joe Minder  
Witness Printed Name Joe Minder

John G. Mitchell (Seal)  
John G. Mitchell  
Address: Box 2208, Oak Bluffs, Massachusetts 02557

Dennis Dankins  
Witness Printed Name Dennis Dankins

State of South Carolina  
County of MECKLENBURG

The foregoing instrument was acknowledged before me this 17 day of January, 2014, by John G. Mitchell, who is/are personally known to me or who has produced a valid driver's license or valid photo ID as identification.

Dennis Dankins  
Dennis Dankins  
My Commission Expires: 8/14/2018  
NOTARY PUBLIC  
MECKLENBURG COUNTY