

Prepared by and return to:
Michele S. Scully

Barry G. Segal, P.A.
3096 Cardinal Drive Suite 2C
Vero Beach, FL 32963
772-567-5552
File Number: 14-767
Will Call No.: Box 92

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **23rd** day of **May, 2014** between **Jacqueline A. Humphery, a single woman** whose post office address is **405 Rio Villa Blvd., Indianlantic, FL 32903**, grantor, and **Barbara M. Woodward, a single woman** whose post office address is **1820 Sand Dollar Way, Vero Beach, FL 32963**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Lot 11, Block I, SEAGROVE SOUTH SUBDIVISION - UNIT TWO, according to the Plat thereof, recorded in Plat Book 11, Page 51, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33-40-16-00013-0009-00011/0

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

Signed, sealed and delivered in our presence:

Witness Name: [Signature]
Witness Name: Michele S. Scully

[Signature] (Seal)
Jacqueline A. Humphery

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 23rd day of May, 2014 by Jacqueline A. Humphery, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

Seagrove Property Owners Association, Inc.

c/o A.R. Choice Management, Inc.

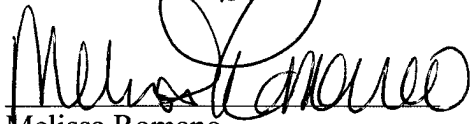
333 17th Street, Suite 2L, Vero Beach, FL 32960

Phone (772) 567-0808 Fax (772) 567-2551

Melissa@archoice.com ~ Sarah@archoice.com

CERTIFICATE OF APPROVAL

BE IT HEREBY KNOWN, that Seagrove Property Owners Association Inc., a non-profit corporation, existing under the laws of the State of Florida, having operating responsibility for Seagrove Property Owners Association, Inc. Highway A1A, Vero Beach, Florida, does hereby approve the proposed Sale of 1820 Sand Dollar Way of said Property Owners Association to Barbara Woodward.


Melissa Romano
Community Association Manager

Date 4/30/14

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Melissa Romano, known to me to be the Community Association Manager of the corporation named in the foregoing certificate, and she acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 30th day of April, 2014


Notary Public, State of Florida at Large
My Commission Expires: 2/12/18

(NOTARY SEAL)

