

Record and return to preparer  
of instrument:  
Sandra G. Rennick, Attorney at Law  
Gould Cooksey Fennell, P.A.  
979 Beachland Boulevard  
Vero Beach, FL 32963

Recording: \$ 18.50  
Deed Stamps: \$1,190.00  
Total: \$1,208.50

Property Appraiser's Identification No.:  
33-39-10-00026-0000-00001.1 and  
33-39-10-00026-0000-00001.0

### **WARRANTY DEED**

**THIS DEED** Made the 30<sup>th</sup> day of May, 2014, by **Michael McLaughlin, aka Michael A. McLaughlin and Margaret McLaughlin, husband and wife**, with an address of 2046 Treasure Coast Plaza, Ste. 245, Vero Beach, FL 32960, hereinafter called the GRANTOR, to **William C. Lee, III and Amelia L. Lee, husband and wife**, whose address is 851 SW 3<sup>rd</sup> Street, Boca Raton, FL 33486, 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 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 1, less the North 53 feet thereof, Villas of Vero Beach, a subdivision according to the Plat thereof as recorded in Plat Book 10, page(s) 57, of the Public Records of Indian River County, Florida.**

**AND**

**Lot 1-A (A/K/A the North 53 feet of Lot 1), Villas of Vero Beach, a subdivision according to the Plat thereof as recorded in Plat Book 10, page(s) 57, of the Public Records of Indian River County, Florida.**

Subject to easements, restrictions, reservations and rights of way of record.

TO HAVE AND TO HOLD, the same in fee simple forever.

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

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 the presence of:

Rachel Vallandingham  
Witness #1 Printed: Rachel Vallandingham

Jermy Myers  
Witness #2 Printed: Jermy Myers

Michael McLaughlin  
Michael McLaughlin

Margaret McLaughlin  
Margaret McLaughlin

STATE OF Oklahoma  
COUNTY OF Pottawatomie

The foregoing instrument was acknowledged this 23 day of May, 2014, by Michael McLaughlin and Margaret McLaughlin, who are personally known to me or who have produced their driver's license(s) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of May, 2014.

Kayla Woody  
Notary Public  
Printed Name: Kayla Woody  
Commission No.: 13009862  
My Commission Expires: 10/28/17  
(Notary Seal)

