

KCC 10.00  
DIS 675.50

This Instrument Prepared: *and Return to:*

Grace Title Inc.  
1717 Indian River Blvd., Ste 302  
Vero Beach, Florida 32960  
Box 69

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
33-39-03-00003-0010-00018.0  
Grantee(s) S.S.#(s):  
File No:1027

**WARRANTY DEED**

**This Warranty Deed Made the 13th day of June, 2014, by Christiana Cranwell, a single woman, hereinafter called the grantor, whose post office address is: c/o 4971 Corsica Square, Vero Beach, Florida 32967 to David J. Kempf, an unmarried man, whose post office address is: 2826 Atlantic Boulevard, Vero Beach, FL 32960, hereinafter called the grantee,**

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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**, to wit:

**Lot 18, Block 1, Block Manor, according to the Plat thereof, recorded in Plat Book 3, Page(s) 98, of the Public Records of Indian River County, Florida.**

The property is **not** the homestead of the Grantor(s).

**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 2013, reservations, restrictions and easements of record, if any.  
*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**In Witness Whereof**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in my presence:

Witness Signature: [Signature]  
Printed Name: Meredith A. Tessier

[Signature]  
Christiana Cranwell

Witness Signature: [Signature]  
Printed Name: Patty Fiore

STATE OF FLORIDA  
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 13th day of June, 2014, by Christiana Cranwell, a single woman, who is personally known to me.

My Commission Expires:

[Signature]

Printed Name:  
Notary Public  
Serial Number

