

*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

ACLT File Number: **44081168**
Parcel ID Number: **33-39-12-00003-0011-000013.0**

GENERAL WARRANTY DEED

This deed, made as of this **12/3/2014** by **Michael A. Largeateau, a single person** (as Grantor);
and **Sacha E. Vincent**, whose post office address is: **1531 3rd Court, Vero Beach, FL 32960**
(as Grantee);

*(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 13, in Block K, ROCK RIDGE SUBDIVISION, UNIT NO. 3, according
to the Plat thereof, as recorded in Plat Book 4, at Page(s) 64, 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).

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:

Print: Jason A. Beal

Michael A. Largeteau
Michael A. Largeteau

Witness 2:

Print: Kelli S. Beal

Seller's Address:

4781 Wood Duck Circle, Vero Beach, FL 32967

State of FLORIDA

County of INDIAN RIVER

The foregoing instrument was acknowledged before me the date hereinafter given, by **Michael A. Largeteau**, 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 **12/3/2014**.

Jason A. Beal
Notary Public

Type of identification provided (Check One):

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

