

18.70
2058.00

Prepared By:
Lawyers Title Agency
2905 Ocean Drive
Vero Beach, FL 32963
Susan Prill

Order No.: 60-6090-MT

Property Appraiser's Parcel I.D. (folio) Number:
32-39-32-00014-0000-00070/0

WARRANTY DEED

THIS WARRANTY DEED dated December 24, 2014, by Charles Frank Thayer, an unmarried person, whose post office address is 2512 Goldenrod Way, Tallahassee, Florida 32311 (the "Grantor"), to Wilbert G. Thornton, whose post office address is 6445 35th Lane, Vero Beach, Florida, 32966 (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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Indian River, State of Florida, viz:

Lot 70, Oak Chase Subdivision - Phase II, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 25, 25A through 25C, inclusive, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2014.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Laura A Morgan
Witness Signature

Laura Morgan
Printed Name of First Witness

[Signature]
Witness Signature

BRIAN H. MORET
Printed Name of Second Witness

[Signature]
Charles Frank Thayer

Grantor Address:
2512 Goldenrod Way
Tallahassee, FL 32311

STATE OF FLORIDA

COUNTY OF Leon

The foregoing instrument was acknowledged before me this 24 of December, 2014, by Charles Frank Thayer, an unmarried person, who is/are personally known to me or has produced FDL as identification.

T600196462630

[Signature]
Notary Public

My Commission Expires:

(SEAL)

