

Prepared by and return to:
Sandra G. Rennick
Attorney at Law
Gould Cooksey Fennell, PA
979 Beachland Boulevard
Vero Beach, FL 32960-1688
772-231-1100
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www.gouldcooksey.com

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WARRANTY DEED

THIS DEED made the **27th** day of **January, 2015** by **Lisa Mitchell Yaggy** with an address of **11 Colella Farm Road, Hopkinton, MA 01748** of the County of **Middlesex**, State of **Massachusetts**, hereinafter called Grantor, to **Douglas B. Yaggy and Lisa M. Yaggy, husband and wife** whose address is **11 Colella Farm Road, Hopkinton, MA 01748** of the County of **Middlesex**, State of **Massachusetts**, hereinafter called 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 73, Castway Cove, according to the Plat thereof as recorded in Plat Book 9, Pages 85 and 85A, of the Public Records of Indian River County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

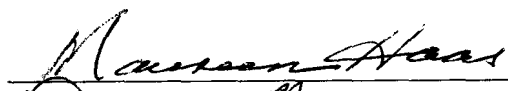
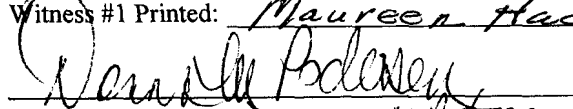
TO HAVE AND TO HOLD, the same in fee simple forever.

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, 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 our presence:


Witness #1 Printed: Maureen Haas

Witness #2 Printed: Donna M. Petersen


Lisa Mitchell Yaggy

State of Mass
County of Suffolk

The foregoing instrument was acknowledged before me this 26th day of January, 2015 by Lisa Mitchell Yaggy, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Donna M Pedersen
Notary Public

Printed Name: Donna M Pedersen

My Commission Expires: _____

