

**Prepared By and Return To:**  
Supreme Title Solutions, LLC  
1410 19th Place  
Vero Beach, FL 32960

**File No.** 15-02-0242

**Property Appraiser's Parcel I.D. (folio) Number(s)**  
33392800011000000011.0

## WARRANTY DEED

THIS WARRANTY DEED dated March 6, 2015, by Charles A. Askew and Laura S. Askew, whose post office address is 6341 NW 58th Way, Parkland, FL. 33067, hereinafter called the grantor, to Ambrose B Douglas and Barbara M. Douglas, husband and wife, whose post office address is 4415 9th Lane SW, Vero Beach, FL 32968, 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 \$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 Indian River County, Florida, to wit:

Lot 11, The Fountains at Amber Lakes Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 6 through 9, 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 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

## MINERALS, RESOURCES, AND GROUNDWATER

All of Grantors rights, title and interests, if any, in and to all of the following:

- (a) all oil, gas, petroleum, natural gas, coal, lignite and other hydrocarbons of whatever name or type, and all uranium, metals and any and all other minerals, gases and substances of whatever name or type, and geothermal energy and geothermal substances and rights, together with all ores thereof and other products or materials produced therefrom or in association therewith (the "Minerals and Resources"); and
- (b) all groundwater and other subsurface water of any and every type, kind, category or nature whatsoever, separately or mixed or combined with any other substance, found beneath the surface of the earth (whether referred to or categorized as ground water, underground water, percolating ground water, moisture in soils or other substances, underflow of streams or underground streams) (the "Groundwater");

now or in the future that are located in whole or in part, in, on, and under, and/or that may be produced from, that certain real property described above.

**WARRANTY DEED**  
(Continued)

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:

Tara Stecher  
(Witness Signature)

TARA STECHER

Carol Madans  
(Witness Signature)

CAROL MADANS

Charles A. Askew  
Charles A. Askew

Laura S. Askew  
Laura S. Askew

6341 NW 58th Way  
(Address)

Parkland, FL. 33067  
(Address)

STATE OF Florida

COUNTY OF Indian River

I, Tara Stecher, a Notary Public of the County and State first above written, do hereby certify that personally appeared Charles A. & Laura S. Askew before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of Marchy, 2015 .

Tara Stecher  
Notary Public

My Commission Expires:

(SEAL)

