

After Recording Return to:
Sherice Platt
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960

This Instrument Prepared by:
Sherice Platt
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960
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):
33-39-35-00002-1450-00001/0
File No.: 01206-38755

WARRANTY DEED

10.-
1190.-

This Warranty Deed, Made the 29th day of May, 2015, by **Harry L. Coker and Cassandra B. Coker, husband and wife**, whose post office address is: 815 25th Ave Vero Beach, FL 32960, hereinafter called the "Grantor", to **Garrett Shuman, a married man**, whose post office address is: **1896 20th Street SW, Vero Beach, FL 32962**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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**, to wit:

Lot 1, Block 145, Vero Beach Highlands - Unit Four, according to the Plat thereof, recorded in Plat Book 8, Pages 38, 38A through 38F, of the Public Records of Indian River County, Florida.

The property is 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 2015, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: Sherice Platt

[Signature]
Harry L. Coker

Witness Signature: [Signature]
Printed Name: Cindy Silverstein

[Signature]
Cassandra B. Coker

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 29th day of May, 2015 by Harry L. Coker and Cassandra B. Coker, who is/are personally known to me or has/have produced driver license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: Sherice Platt

