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NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 225,000.00  
Prepared by and Return to:  
Darlene K. Pegg, CLC President  
Elite Title of the Treasure Coast, Inc.  
3055 Cardinal Drive, Suite 105  
Vero Beach, FL 32963  
\$ 1,575.00 doc stamps  
\$ 10.00 record  
Parcel ID Number: 32-39-31-00003-0000-00061/0

### Warranty Deed

This Indenture, Made this 1<sup>st</sup> day of August, 2015 A.D. Between Glenn J. DeFaber, a married adult and Eric P. Horsa, a married adult of the County of Westchester, State of New York, grantors, and Robert Sardon and Angeleen Marie Neely-Sardon, husband and wife whose address is: 3210 Brookfield Drive, Vero Beach, FL 32966

of the County of Indian River, State of Florida, grantees.  
Witnesseth that the GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River, State of Florida to wit:  
Lot 61, Brookfield at Trillium Phase 'A', according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 55 through 57, inclusive, of the Public Records of Indian River County, Florida.

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.)

The grantor herein warrants and avers that grantor does not reside on the lands conveyed hereby, nor on contiguous land; nor is any member of grantor's family dependent upon grantor for support.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.  
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.  
Signed, sealed and delivered in our presence:  
[Signature] (Seal)  
Printed Name: Bylin Anton  
Witness #1 to both  
[Signature] (Seal)  
Printed Name: Eric P. Horsa  
Witness #2 to both  
Glenn J. DeFaber  
P.O. Address: 2 Howland Drive, Cross River, NY 10518  
Eric P. Horsa  
P.O. Address: 2 Howland Drive, Cross River, NY 10518

STATE OF New York  
COUNTY OF Westchester  
The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August, 2015 by Glenn J. DeFaber, a married adult and Eric P. Horsa, a married adult

who are personally known to me or who have produced their valid driver's license as identification.  
ELIZABETH DEFABER  
Notary Public, State of New York  
No. 01DE6188080  
Qualified in Westchester County  
Commission Expires June 2, 2016  
[Signature]  
Printed Name: ELIZABETH DEFABER  
Notary Public  
My Commission Expires: June 2, 2016