

This Instrument Prepared by and Return to:

**Jason Beal**

Atlantic Coastal Land Title Company, LLC

855 21st Street, Suite C

Vero Beach, Florida 32960

Our File No.: **45081868**

Property Appraisers Parcel Identification (Folio) Number:

Florida Documentary Stamps in the amount of **\$595.00** have been paid hereon.

\_\_\_\_\_ Space above this line for Recording Data \_\_\_\_\_

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 27<sup>th</sup> day of **October, 2015**, by **Kelly L. Childers, a single woman**, whose post office address is **2036 79th Avenue, Vero Beach, FL 32966**, herein called the Grantor, to **George R. Childers, a married man**, whose post office address is **2036 79th Avenue, Vero Beach, FL 32966**, 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)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of Ten and 00/100 (\$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, State of Florida, viz.:

**Lot 4, in Block 3, WESTGATE COLONY, according to the Plat thereof, as recorded in Plat Book 4, at Page(s) 94, of the Public Records of Indian River County, Florida.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.**

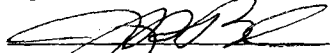
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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, and hereby 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.

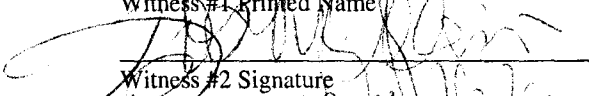
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness #1 Signature

Jason A. Beal  
\_\_\_\_\_  
Witness #1 Printed Name

  
\_\_\_\_\_  
Kelly L. Childers (Seal)

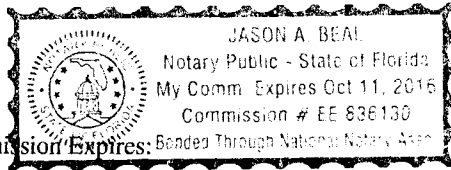
  
\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name

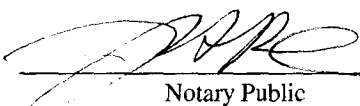
State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of October, 2015, by Kelly L. Childers, a single woman, who is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL



My Commission Expires:

  
\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
Printed Notary Name