

Prepared by and Return to:
Carolyn Butler Norton, Esquire
2770 Indian River Blvd., Ste. 303
Vero Beach, FL 32960-4230

PARCEL ID#: 33393600005061000008.0

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WARRANTY DEED

THIS WARRANTY DEED, made this 15th day of December, 2015, by **Audrey A. Bradley**, a single woman, whose post office address is: 690 25th Street SW, Vero Beach, Florida 32962, and **Catherine Anne Rehfuss**, a married woman, whose post office address is 86 Keller Avenue, Rockaway, New Jersey 07866 (hereinafter called the "Grantor") to **Audrey A. Bradley**, as to a life estate, without any liability for waste, and with full power and authority in said life tenant, to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any to **Catherine Anne Rehfuss**, whose post office address is: 86 Keller Avenue, Rockaway, New Jersey 07866 (hereinafter referred to as 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 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 8, Block 61, of Vero Beach Highlands Unit 5, a Subdivision of the Plat thereof, as recorded in Plat Book 8, Page 56, of the Public Records of Indian River County, Florida.

Together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

Subject to restrictions, reservations and easements of record, if any.

Grantors hereby certifies that the property described herein is the homestead of **Audrey A. Bradley** and that under Florida law she has absolutely reserved the right to reside on this property and retain all rights generally applicable or available to the holder of a legal life estate with respect to such property, including the full and absolute beneficial enjoyment of the property for and during the lifetime of the Grantor.

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination. By the delivery (by Grantor) and acceptance (by Grantee) of this deed, the Grantor and Grantee

agree to indemnify and hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a search of the public records.

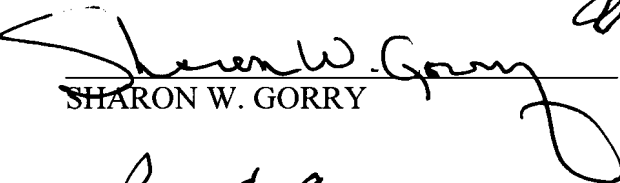
TO HAVE AND TO HOLD the same in fee simple forever.


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 December 31st, 2015.

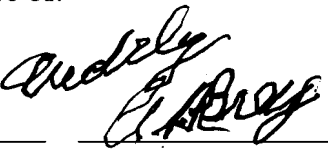
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witnesses:


SHARON W. GORRY

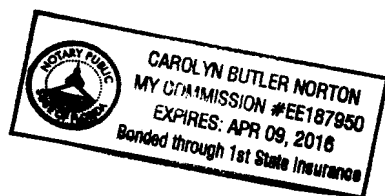

PETER E. GORRY

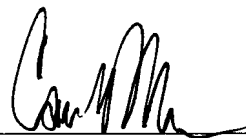

Audrey A. Bradley, Grantor
690 25th Street SW
Vero Beach, Florida 32962


Catherine Anne Reh fuss, Grantor
86 Keller Avenue
Rockaway, New Jersey 07866

STATE OF FLORIDA)
) ss.
COUNTY OF INDIAN RIVER)

The foregoing was acknowledged before me this 15th day of December, 2015, by Audrey A. Bradley and Catherine Anne Reh fuss, Grantor, who have produced their FL Driver's Licenses as identification.




Notary Public, State of Florida
Printed Name: Carolyn Butler Norton