

REV. 18.25
DOC: 1260.00
1278.50

Prepared by and return to:

Rebecca F. Emmons

Rossway Swan Tierney Barry Lacey & Oliver P.L.

2101 Indian River Blvd. Suite 200

Vero Beach, FL 32960

772-231-4440

File Number: 6155-005

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of January, 2017, between **Richard N. Starr, II and Sarah Starr, husband and wife**, whose post office address is **4591 Pebble Bay Dr. S., Vero Beach, FL 32963**, Grantor, and **Kenneth W. Parent and Joyce B. Parent, husband and wife**, whose post office address is **886 48th Ave., Vero Beach, FL 32966**, Grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Lot 5, Block 26, Plat No. 6 of ROYAL PARK, according to the plat thereof filed in the office of the Clerk of the Circuit Court in Plat Book 1, Page 13, Public Records of Indian River County, Florida and that part of Lot 4, Block 26, described as follows: Begin at a point on the Westerly line of Lot 4, and said point being located 30 feet North of the Southwest corner of Lot 4; thence run Southerly 30 feet to the Southwesterly corner of Lot 4; thence Easterly along the Southerly line of Lot 4, distance of 120.3 feet to the Southeasterly corner of Lot 4; thence run Northerly along the Easterly line of Lot 4 a distance of 20 feet to a point; thence run Westerly 119.80 feet to the Point of Beginning; said land now situated lying and being in the City of Vero Beach, Indian River County, Florida.

Parcel Identification Number: 33-39-01-00005-0260-00004/0

Subject to the following:

1. Taxes subsequent to December 31, 2016; and
2. Covenants, conditions, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances;

And the Grantor, subject to the foregoing, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tiffany Padgett
Witness Name: Tiffany Padgett

Rebecca F. Emmons
Witness Name: Rebecca F. Emmons

Tiffany Padgett
Witness Name: Tiffany Padgett

Rebecca F. Emmons
Witness Name: Rebecca F. Emmons

[Signature] (Seal)
Richard N. Starr, II

[Signature] (Seal)
Sarah Starr

"Grantor"

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 23rd day of January, 2017 by Richard N. Starr, II and Sarah Starr, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Rebecca F. Emmons
Notary Public

Printed Name: _____

My Commission Expires: _____

