

Prepared By and Return To:
Riomar Title, LLC
1717 Indian River Blvd, Suite 302
Vero Beach FL 32960
Order No.: 17-1494

Property Appraiser's Parcel I.D. (folio) Number:
33-39-04-00020-0000-00008.0

WARRANTY DEED

THIS WARRANTY DEED dated May 11th, 2017, by Rebecca Ann Beard, a single woman, whose post office address is 4622 Burgundy Place, Lakeland, Florida 33813 (the "Grantor"), to Brent Blaha and Mallory Blaha, husband and wife, whose post office address is 1670 51st Court, Vero Beach, Florida, 32966 (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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Indian River, State of Florida, viz:

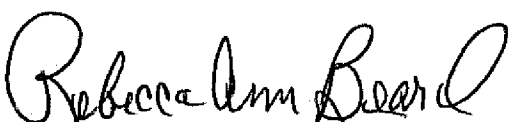
See Exhibit "A" attached hereto and made a part hereof

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

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 31, 2016.

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


Rebecca Ann Beard

Signed, sealed and delivered in presence of:


First Witness Signature


Michael Lonngren
First Witness Printed Name


Second Witness Signature

Summer Pagoria
Second Witness Printed Name

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 11th day of May, 2017, by Rebecca Ann Beard, a single woman, who is personally known to me or who has produced FL Drivers License as identification.


Notary Public

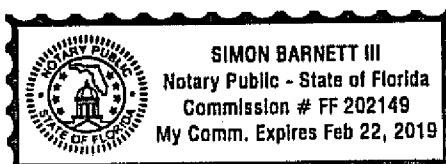


Exhibit "A" - Legal Description to Warranty Deed

Parcel 8 of Silver Oak Estates, according to the Certificate of Survey recorded in Official Records Book 162, page 438, Public Records of Indian River County, Florida, more particularly described as follows: From a Point of Beginning on the Northeast corner of Tract 14, Section 4, Township 33 South, Range 39 East, according to the last general plat of lands of Indian River Farms Company, filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, page 25; said lands now lying and being in Indian River County, Florida; run South, a distance of 185 feet; thence run North $89^{\circ} 36'$ West, a distance of 166.36 feet; thence run North a distance of 185 feet; thence run South $89^{\circ} 36'$ East, a distance of 166.30 feet to said Point of Beginning. Subject to an easement for public utility purposes on, in and under the North 10 feet, West 10 feet and the East 10 feet of said parcel. Together with a perpetual non-exclusive easement of ingress and egress over, upon and across the following described property situate in Indian River County, Florida, to wit: From the Northeast corner of Tract 14, Section 4, Township 33 South, Range 39 East, according to the last general plat of lands of the Indian River Farms Company filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida in Plat Book 2, page 25; said lands now lying and being in Indian River County, Florida; run South on the East boundary of Tract 14, a distance of 185 feet; thence run North $89^{\circ} 36'$ West, a distance of 141.36 feet to a Point of Beginning on the Northeast corner of a street easement being 50 feet in width; from said Point of Beginning, run South, a distance of 1078.63 feet to the present North right-of-way of 16th Street (Rosewood Road); thence run North $88^{\circ} 28'$ West on said right-of-way, a distance of 50.00 feet; thence North, a distance of 1078.54 feet; thence run South $89^{\circ} 36'$ East, a distance of 50.00 feet to said Point of Beginning; being a tract of land as shown on that certain survey as recorded January 14, 1963 in Official Records Book 162, page 438, Public Records of Indian River County, Florida as a "Street Easement" which said street easement shall also be and constitute a public utility easement for the location and maintenance of water and sewer lines, it being the intent of this agreement to create perpetual non-exclusive easement over, upon and across said property for the use and benefit of the owners of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of Silver Oak Estates.