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Record: \$ 18.50
Doc Stamp: \$ 866.60

Prepared By and Return To:
Treasure Coast Title & Settlement of Vero, LLC
Attn: Chrissy Canady
3375 20th Street, Suite 130
Vero Beach, FL 32960

Order No.: 17-06168C

Property Appraiser's Parcel I.D. (folio) Number:
33-39-12-00042-0000-00320/0

WARRANTY DEED

THIS WARRANTY DEED dated July 17, 2017, by Douglas B. Pritchard, a married man joined by his wife Tammy Hughes Pritchard, whose post office address is 6520 Oak Manor, Vero Beach, Florida 32967 (the "Grantor"), to Melvin Loudermilk, a single man, whose post office address is 340 S. Waverly Place 8C , Vero Beach, Florida, 32960 (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 Dollars 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 that certain land situated in County of Indian River, State of Florida, viz:

Lot 320, Waverly Place Subdivision-Phase 3, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 43, of the Public Records of Indian River County, Florida.

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

THIS PROPERTY HAS NEVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTORS.

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: 2016.

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

Douglas B Pritchard
Douglas B. Pritchard
Tammy Hughes Pritchard
Tammy Hughes Pritchard

Grantor Address:
6520 Oak Manor
Vero Beach, FL 32967

Signed, sealed and delivered in presence of:

Christine Canady
Witness Signature

Christine Canady
Printed Name of First Witness

Ginny M Rhodes
Witness Signature

Ginny M. Rhodes
Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 17 day of July, 2017 by Douglas B. Pritchard, a married man joined by his wife Tammy Hughes Pritchard who is personally known to me or who produced his/her Florida Drivers license as identification.

Christine Canady
Printed Name: Christine Canady
My Commission Expires: _____

