

Record: \$ 18.50  
Doc Stamp: \$ 1078.00

**Prepared By and Return To:**

Treasure Coast Title & Settlement of Vero, LLC  
Attn: Pam Canady  
3375 20th Street, Suite 130  
Vero Beach, FL 32960

Order No.: 17-06208C

Property Appraiser's Parcel I.D. (folio) Number:  
33-39-13-00006-0011-00011/0

**WARRANTY DEED**

THIS WARRANTY DEED dated July 31st, 2017 by Christina Ann Germano Koehler F/K/A Christina A. Germano, joined by Joshua William Koehler, her husband, whose post office address is: 6390 41st Street, Vero Beach, Florida 32967 (the "Grantor"), to Patrick W. Spence, II, an unmarried adult, whose post office address is: 266 10th Court, Vero Beach, Florida, 32962 (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 that certain land situated in County of Indian River, State of Florida, viz:

Lot 11, Block K, Indian River Heights Unit-7, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 29, of the Public Records of Indian River County, Florida.

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, 2017.

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

3375 20th Street, Suite 130  
Vero Beach, FL 32960  
P: 772-299-5022 Fax: 772-299-5026  
Courthouse Box # 60

Signed, sealed and delivered in presence of:

Christina Ann Germano Koehler  
Christina Ann Germano Koehler F/K/A Christina A.  
Germano

[Signature]  
Witness Signature

**Pamela S. Canady**

Printed Name of First Witness

Joshua William Koehler  
Joshua William Koehler

[Signature]  
Witness Signature

Printed Name of Second Witness

**Grantor Address:**  
6390 41st Street  
Vero Beach, FL 32967

STATE OF Florida

COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 31st day of July 2017 by Christina Ann Germano Koehler F/K/A Christina A. Germano, joined by Joshua William Koehler, her husband, who are personally known to me or who have produced their Florida Driver's Licenses as identification.

[Signature]  
NOTARY PUBLIC SIGNATURE:

Printed Notary Name: **Pamela S. Canady**

My Commission Expires: \_\_\_\_\_

