

Return to:
Ashley Marie Williams
1326 4th Avenue SW
Vero Beach, FL 32962

Parcel I.D. No.: 33392500004000400002.0

WARRANTY DEED

THIS WARRANTY DEED made this 10th day of August, 2017, by **ASHLEY MARIE WILLIAMS f/k/a ASHLEY MARIE PASON and WILLIAM FRANKLIN WILLIAMS, as joint tenants with right of survivorship**, whose post office address is: 1326 4th Avenue SW, Vero Beach, Florida 32962, to **ASHLEY MARIE WILLIAMS and WILLIAM FRANKLIN WILLIAMS, husband and wife, as tenants by the entireties**, whose post office address is 1326 4th Avenue SW, Vero Beach, Florida 32962, hereinafter called 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.)

W I T N E S S E T H:

That the Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars 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 situate in Indian River County, Florida, viz:

Lot 2, Block D, DIXIE HEIGHTS, UNIT NO. 3, according to the plat thereof as recorded in Plat Book 4, Page 84, Public Records of Indian River County, Florida

Subject to the following:

1. Taxes for the year 2017 and subsequent years; and
2. Conditions, covenants, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances;

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 2017.

This instrument has been prepared solely from information provided by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy

of the description, or quantity of land described, as no examination of title to the property has been conducted.

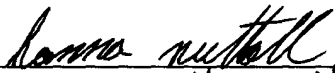
Pursuant to the holding in Department of Revenue v. Race, 743 So.2d 169 (Fla. 5th DCA 1999), Section 201.02(1) requires a purchaser and consideration before documentary stamp taxes are due. As there was no purchaser in connection with the transaction evidenced by this conveyance, there could be no consideration or a purchase exchanged or paid in this transaction. Accordingly, only minimal documentary stamp tax is due and payable.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

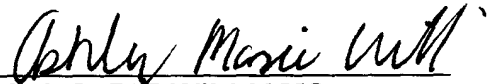
TO HAVE AND TO HOLD, the same in fee simple forever.

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


Signed, sealed and delivered
in the presence of:



Witness #1 Print Name: Hanna Nuttall
(as to both)



ASHLEY MARIE WILLIAMS
f/k/a **ASHLEY MARIE PASON**



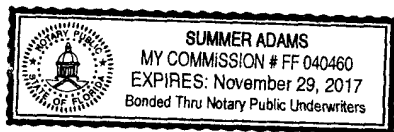
Witness #2 Print Name: Diane Ernst
(as to both)

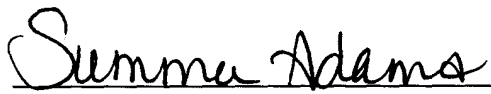


WILLIAM FRANKLIN WILLIAMS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 10th day of August, 2017, by **ASHLEY MARIE WILLIAMS f/k/a ASHLEY MARIE PASON** and **WILLIAM FRANKLIN WILLIAMS**, who are personally known to me and who have sworn an oath.





Notary Public