

Record and return to preparer
of instrument:
Eugene J. O'Neill, Esq.
Gould Cooksey Fennell, P.A.
979 Beachland Boulevard
Vero Beach, FL 32963

Recording:
Deed Stamps:0.70
E-Recording:
Total:

Parcel ID:

WARRANTY DEED

THIS DEED made the 17 day of July, 2017 by **Robert G. Cavanaugh, a widow**, whose address is 9180 101st Court, Vero Beach, Florida, 32967, first party, to **Deborah A. Girard**, whose address is 20 Noreen Drive, Southampton, Massachusetts, 01073, second party:

(Wherever used herein the terms "first party" and "second party" 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 first party, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the second party, all that certain land situate in Indian River County, Florida, viz:

Lot 14, Block N, Vero Lake Estates, Unit H-1, according to the plat thereof, as recorded in Plat Book 5, Page 92, Public Records of Indian River County, Florida.

Subject to all valid restrictions, reservations, easements and zoning of record. Grantor further warrants that the above described property is not homestead property and grantors residence is other than that being conveyed.

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

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

AND the first party hereby covenants with said second party that the first party is lawfully seized of said land in fee simple; that the first party has good right and lawful authority to sell and convey said land; that the first party 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.

THIS WARRANTY DEED HAS BEEN PREPARED BY THE ABOVE NOTED PARTY WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF LIENS, CLAIMS, OR ENCUMBRANCES OF ANY NATURE OF RECORD, OR WHICH MAY EXIST AGAINST THE

PROPERTY.

IN WITNESS WHEREOF, the said first party has caused these presents to be executed the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Eugene J. O'Neill
Witness #1 Printed: Eugene J. O'Neill

Nancy L. Dwinell
Witness #2 Printed: Nancy L. Dwinell

Robert G. Cavanaugh
Robert G. Cavanaugh

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

BEFORE ME, this 17 day of July, 2017 personally appeared Robert G. Cavanaugh () who is personally known to me or () who provided a driver's license to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17 day of July, 2017.

Nancy L. Dwinell
Notary Public

Printed Name: _____

Commission No.: _____

My Commission Expires:
(Notary Seal)



NANCY L. DWINELL
MY COMMISSION # FF 063795
EXPIRES: March 28, 2018
Bonded Thru Budget Notary Services