

Prepared by and return to:  
Charles B Capps

PAVESE LAW FIRM  
1833 Hendry Street  
Fort Myers, FL 33901  
239-334-6281  
File Number: 92174.001  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 25<sup>th</sup> day of September, 2017 between Andrew G. Roman, a single man whose post office address is 18 Marina Isles Boulevard, #205, Indian Harbour Beach, FL 32937, grantor, and Paul R. Hebig and Raywanttie Singh, his wife, as an estate by the entirety with the right of survivorship, whose post office address is 1302 Welcome Drive, Vero Beach, FL 32966, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida to-wit:

Lot 68, POINTE WEST SOUTH VILLAGE, PHASE II PD, according to the plat thereof recorded in Plat Book 19, Page 29, Public Records of Indian River County, Florida.

Parcel Identification Number: 33-38-12-00008-0000-00068/0

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**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.

**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**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Christa Williams  
Witness Name: Christina Williams

Lori G. Capetio  
Witness Name: Lori G. Capetio

Andrew G. Roman (Seal)  
Andrew G. Roman

State of Florida  
County of Indian River Brevard 

The foregoing instrument was acknowledged before me this 25 day of September, 2017 by Andrew G. Roman, who ☒ is personally known or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]



William Britner  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF141840  
Expires 8/13/2018

William Britner  
Notary Public

Printed Name: William Britner

My Commission Expires: 8-13-2018