

After Recording Return to:
Jo-Ann Webster
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960

This Instrument Prepared by:
Jo-Ann Webster
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
33-39-34-00006-0000-00074.0
File No.: 136786

WARRANTY DEED

This Warranty Deed, Made the 5th day of October, 2017, by John C. Lippincott, individually and as trustee of the John C. Lippincott Revocable Trust under Agreement dated September 1, 2011, whose post office address is: 1740 Southwest Belmont Circle, Vero Beach, FL 32968, hereinafter called the "Grantor", to Daisy Mae Webb and Curtis Floyd Webb, wife and husband, whose post office address is: 1740 SouthWest Belmont Circle, Vero Beach, FL 32968, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable considerations, 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, to wit:

Lot 74, Milestone Landing PD, Phase 3, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 42 through 45, inclusive, of the Public Records of Indian River County, Florida.

The property is the homestead of the Grantor(s).

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: S. VANCE GRINKERHOFF

The John C. Lippincott Revocable Trust under
Agreement dated September 1, 2011

Witness Signature: [Signature]
Printed Name: Jo-Ann Webster

John C. Lippincott, individually and as Trustee

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 5th day of October, 2017 by John C. Lippincott, who has produced driver license(s) as identification.

Notary Public Signature
Printed Name: Jo-Ann Webster

My Commission Expires: 5/31/2019
(SEAL)

