

## COURTHOUSE BOX 49

Prepared by:  
Patricia A. Horn  
Oceanside Title & Escrow  
3501 Ocean Drive  
Vero Beach, Florida 32963

File Number: H1709028

### General Warranty Deed

Made this October 16, 2017 A.D. By **Howell L Watkins, II and Valerie M. Watkins, husband and wife**, whose address is: 1130 50th Avenue, Vero Beach, Florida 32966, hereinafter called the grantor, to **Brian Dunbar and Jennifer D. Dunbar, husband and wife**, whose post office address is: 442 Conn Way, Vero Beach, Florida 32963, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$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, viz:

Lots 4 and 5, Block 27 of REPLAT OF BLOCKS 9, 10 and 27, of Original Town of Vero Beach, according to the plat thereof, recorded in Plat Book 2, Page(s) 45, of the Public Records of Indian River County, Florida.

Parcel ID Number: 33-39-02-00002-0270-00004/0

**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.

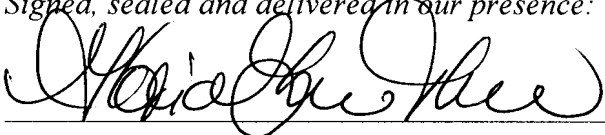
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

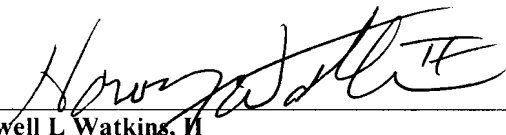
Prepared by:  
Patricia A. Horn  
Oceanside Title & Escrow  
3501 Ocean Drive  
Vero Beach, Florida 32963

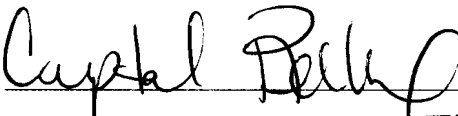
File Number: H1709028


**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Printed Name **GLORIA GUZMAN THOMAS**


  
\_\_\_\_\_  
**Howell L. Watkins, II**  
Address: 1130 50th Avenue, Vero Beach, Florida 32966

  
\_\_\_\_\_  
Witness Printed Name **CRYSTAL REILLY**

  
\_\_\_\_\_  
**Valerie M. Watkins**  
Address: 1130 50th Avenue, Vero Beach, Florida 32966

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 16 day of October, 2017, by Howell L. Watkins, II and Valerie M. Watkins, who are personally known to me or who have produced Drivers licenses as identification.

  
\_\_\_\_\_  
Notary Public  
Print Name: **GLORIA GUZMAN THOMAS**  
My Commission Expires: \_\_\_\_\_

