



Prepared by  
Stacy King, an employee of  
**First American Title Insurance Company**  
2001 9th Avenue, Suite 108  
Vero Beach, FL 32960  
(877)753-0344

Return to: Grantee

File No.: 2118-2488533  
Consideration: \$795,000.00

### **WARRANTY DEED**

This indenture made on **December 04, 2017** A.D., by

**Benjamin Alexander Brown, II and Victoria J. Brown, husband and wife**

whose address is: **1626 90th Avenue Vero Beach , FL 32966**  
hereinafter called the "grantor", to

**Richard D. Gates, a married man Individually and as Trustee of the Richard D. Gates  
Declaration of Trust amended and restated on July 27, 2006**

whose address is: **224 Conn Way Vero Beach, FL 32963**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

Lot 1, Block 1, RIVERSIDE PARK, According To The Plat Thereof, As Recorded In Plat Book 4, Page 17, Public Records Of Indian River County, Florida; Together With A Portion Of Abandoned Right-Of-Way Known As **Conn Way**, Per City Of Vero Beach Ordinance No. 92-08, As Recorded In O.R. Book 927, Page 2994, Public Records Of Indian River County, Florida.

Parcel Identification Number: **32-40-30-00007-0010-00001/0**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2018.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Benjamin A. Brown II  
Benjamin Alexander Brown II

Victoria J. Brown  
Victoria J. Brown

*Signed, sealed and delivered in our presence:*

Stacy King  
Witness Signature

Print Name: Stacy King

State of **FL**

County of **Indian River**

Sarah K. Dodge  
Witness Signature

Print Name: Sarah K. Dodge

**The Foregoing Instrument Was Acknowledged** before me on **December 04, 2017**, by **Benjamin Alexander Brown, II and Victoria J. Brown, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Stacy King  
Notary Public

Stacy King  
(Printed Name)

My Commission expires: \_\_\_\_\_

