

This Instrument Prepared by and Return to:
Michelle McClure
Alliance Title of the Treasure Coast, LLC
725 Commerce Center Drive
Ste A
Sebastian, FL 32958
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

File No.: 1711028

WARRANTY DEED

This Warranty Deed, Made the 2nd day of December, 2017, by **Cheryle D. Layer, an unmarried individual**, whose post office address is: **1165 Lomeda Lane, Beavercreek, OH 45434**, hereinafter called the "Grantor", to **Robert E. Hartman and Robin A. Hartman, Joint Tenants with Full Rights of Survivorship**, whose post office address is: **P.O. Box 1, Thaxton, VA 24174**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Seventy Thousand Dollars and No Cents (\$70,000.00)** 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:

The West 1/2 of Tract 2030, unsurveyed Township 31 South, Range 37 East, as shown on the Plat of Fellsmere Farms Company, according to map or plat thereof as recorded in Plat Book 2, Pages 1 and 2, of the Public Records of St. Lucie County, Florida; said lands now lying and being in Indian River County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 2018, 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: Marcus Woodard
Printed Name: Marcus Woodard

Cheryle D. Layer
Cheryle D. Layer

Witness Signature: Christine Oakley
Printed Name: Christine Oakley

State of Ohio
County of Columbiana

The foregoing instrument was acknowledged before me this 2nd day of December, 2017 by Cheryle D. Layer, an unmarried individual, who is/are personally known to me or has/have produced driver license(s) as identification.

Kevin Ammon
Notary Public Signature
Printed Name: Kevin Ammon

My Commission Expires: 11/27/2021
(SEAL)



KEVIN P. AMMON, Notary Public
In and for the State of Ohio
My Commission Expires Nov. 27, 2021.