

Rec. 1/25/18
Prepared by and return to:
Jennifer D. Peshke, Esq.

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File Number: 01190
Will Call No.: 85

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Warranty Deed

This Warranty Deed made this 19 day of January, 2018 between MARY ANNE MITCHELL, a married woman, heir at law of Catherine R. Smart, f/k/a Catherine R. DeWinter, deceased, whose post office address is 1684 Cherry Ridge Drive, Lake Mary, Florida 32746, grantor, and CHAMP ANTHONY, LLC, a Florida limited liability company, whose post office address is 855 U.S. Highway 1, Vero Beach, Florida 32960, 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 37, Block 16, Royal Park Plat No. 2, according to the Plat thereof as recorded in Plat Book 4, Page 79, Public Records of St. Lucie County, Florida, said lands now lying and being in the City of Vero Beach, Indian River County, Florida, and the Easterly 10 feet of an abandoned alley abutting Lot 37, Block 16, of Royal Park, Plat No. 2, according to the plat thereof, as recorded in Plat Book 4, Page 79, Public Records of St. Lucie County, Florida, said lands now lying and being in the City of Vero Beach, Indian River County, Florida

P.I.N.: 3301-00005-0160-00037.0

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.

This is not homestead property of Grantor nor is it contiguous or adjacent thereto.

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.

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:

[Signature]
Witness Name: Yanessa Rojas

[Signature]
Mary Anne Mitchell

[Signature]
Witness Name: Christopher Skees

State of Florida
County of Seminole


The foregoing instrument was sworn to and acknowledged before me this 19 day of January, 2018 by Mary Anne Mitchell who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Christopher Skees

My Commission Expires: February 24, 2018

 Christopher Skees
Notary Public
State of Florida
MY COMMISSION # FF 95545
Expires: February 24, 2018