

Prepared by and return to:

LEHN E. ABRAMS  
ARNOLD, MATHENY & EAGAN, P.A.  
605 E. Robinson Street Suite 730  
Orlando, FL 32801  
407-841-1550  
File Number: 10001046

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## Warranty Deed

**This Warranty Deed** made this 19th day of January, 2018 between SUSAN HANN JACOBS, a married woman and ASHLEY E. JACOBS, a single woman whose post office address is 400 Minnehaha Road, Maitland, FL 32751, grantor, and LENORA SUE LOCKWOOD, a single woman whose post office address is 491 7th Street, Vero Beach, FL 32962, 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 99, VILLAGE WALK SOUTH, A Subdivision as per plat thereof as recorded in Plat Book 17, Page 7 and 7A, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33-39-13-00027-0000-00099/0

This property does not constitute the homestead of the Grantors, nor is it contiguous to Grantor's homestead.

**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.

**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;

Witness Name: Juliana Wirth

Witness Name: Allison D Hollingsworth

Witness Name: Juliana Wirth

Witness Name: Allison D Hollingsworth

Susan Hann Jacobs (Seal)  
SUSAN HANN JACOBS

Ashley E. Jacobs (Seal)  
ASHLEY E. JACOBS

State of Florida  
County of Orange

and Ashley E Jacobs

The foregoing instrument was acknowledged before me this 19th day of January, 2018 by SUSAN HANN JACOBS, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Allison D Hollingsworth  
Notary Public

Printed Name: Allison D Hollingsworth

My Commission Expires: July 13, 2020

