

This Instrument Prepared by and Return to:

Jason Beal

Atlantic Coastal Land Title Company, LLC

855 21st Street, Suite C

Vero Beach, Florida 32960

Our File No.: **48083648**

Property Appraisers Parcel Identification (Folio) Number: **33-39-10-00015-005-00001/0**

Florida Documentary Stamps in the amount of **\$1,190.00** have been paid hereon.

Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 10th day of **February, 2018**, by **Karen Parker Feld, Individually and as Trustee of the Karen Parker Feld Family Trust of 2009**, whose post office address is **167 Drinkwater Road, Kensington, NH 03833**, herein called the Grantor, to **Larry R. Erskine and Michele P. Duffy, husband and wife**, whose post office address is **1086 39th Avenue, Vero Beach, FL 32960**, hereinafter called the Grantees:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of Ten and 00/100 (\$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, State of Florida, viz.:

Lot 1 and the North 1/2 of Lot 2, Block E, Malaluka Gardens, according to the plat thereof on file in the office of the clerk of the circuit court in and for Indian River County Florida, recorded in Plat Book 4, Page 10; said lands situate, lying and being in Indian River County, Florida.

The Grantor herein warrants and avers that Grantor does not reside on the lands conveyed hereby, nor on contiguous land; nor does any member of Grantor's family dependent upon Grantor for support.

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

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 Grantees 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, and hereby 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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Kathleen Davila
Witness #1 Signature

Kathleen Davila
Witness #1 Printed Name

Rosemary Vigliano
Witness #2 Signature

Rosemary Vigliano
Witness #2 Printed Name

Karen Parker Feld (Seal)
Karen Parker Feld, Individually and as Trustee

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 15th day of February, 2018, by Karen Parker Feld, Individually and as Trustee of the Karen Parker Feld Family Trust of 2009, who is personally known to me or has produced _____ as identification.

SEAL

Rosemary Vigliano
Notary Public

Printed Notary Name

My Commission Expires:

