

After Recording Return to:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960

This Instrument Prepared by:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
33-39-13-00000-3000-00010.2, 33-39-13-00002-0020-00017.0, 33-39-13-00002-0020-00019.0
File No.: 165783

WARRANTY DEED

This Warranty Deed, Made the 27 day of March, 2018, by Judith Stevens, a widow, whose post office address is: 77 Hillsborough Drive, Anderson, SC 29621, hereinafter called the "Grantor", to WHPG, Inc., whose post office address is: 1300 Ivy Court, #209, Vero Beach, FL 32963, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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:

See Exhibit "A" attached hereto and made a part hereof.

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 December 31, 2017, 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

①	Witness Signature: <u>Marie Dowdle</u>	<u>Judith Stevens</u>
	Printed Name: <u>MARIE Dowdle</u>	Judith Stevens
②	Witness Signature: <u>Christine Crocker</u>	
	Printed Name: <u>Christine Crocker</u>	

State of SC
County of Anderson

The foregoing instrument was acknowledged before me this 23rd day of March, 2018 by Judith Stevens, a widow, who has produced driver license(s) as identification.

<u>Angela M Burriss</u>	My Commission Expires: <u>8-6-23</u>
Notary Public Signature	(SEAL)
Printed Name: <u>Angela M. Burriss</u>	

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 165783

PARCEL 1:

Lots 17, 18 and 19, Block 2, GLORIA GARDENS, according to the Plat thereof as recorded in Plat Book 5, Page 33, of the Public Records of St. Lucie County, Florida, all of said land now lying and being in Indian River County, Florida.

LESS AND EXCEPT any portion of the above described property lying within the right of way of Old Dixie Highway.

ALSO LESS AND EXCEPT the West 7.00 feet of Lots 17 and 18, Block 2, GLORIA GARDENS, according to the Plat thereof as recorded in Plat Book 5, Page 33, of the Public Records of St. Lucie County, Florida, all of said land now lying and being in Indian River County, Florida contained in that certain Quit-Claim Deed to Indian River County recorded on Official Records Book 742, Page 139, of the Public Records of Indian River County, Florida.

PARCEL 2:

Those vacated lots Lots 6, 7 and 8, Block 2, GLORIA GARDENS, according to the Plat thereof as recorded in Plat Book 5, Page 33, of the Public Records of St. Lucie County, Florida, all of said land now lying and being in Indian River County, Florida, said lots being Vacated and returned to acreage by Resolution No. 90-170 of the Board of County Commissioners of Indian River County, vacating in part, the Plat of Gloria Gardens and being recorded in Official Records Book 886, Page 1375, of the Public Records of Indian River County, Florida.

More particularly described as follows: Beginning at the Southeast corner of Lot 17, Block 2, said plat of Gloria Gardens, thence along the East line of Lots 17-19, North 18°45'00" West to the Northeast corner of Lot 19, a distance of 150.00 feet; thence along the North line of vacated Lot 6 as shown on said plat, North 68°22'26" East, to the platted Northeast corner of Lot 6, a distance of 125.35 feet; thence along the East line of vacated Lots 6-8 as shown on said plat, South 18°45'00" East, to the platted Southeast corner of Lot 8, a distance of 150.00 feet; thence along the South line of vacated Lot 8 as shown on said plat, South 68°22'26" West, a distance of 125.35 feet to the place and point of beginning.