

Prepared by and return to:  
Michele S. Scully

Barry G. Segal, P.A.  
3096 Cardinal Drive Suite 2C  
Vero Beach, FL 32963  
772-567-5552  
File Number: 18-673  
Will Call No.: Box 92

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 25th day of May, 2018 between **Cindy J. O'Dare**, a single woman whose post office address is 3575 Ocean Drive, Vero Beach, FL 32963, grantor, and **Eighteenth Street LLC**, a Florida limited liability company whose post office address is 3320 Cardinal Drive, Unit 643902, Vero Beach, FL 32964, 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:

**The West 30 feet of Lot 13 and the East 30 feet of Lot 14, Block 4, EDGEWOOD'S SECOND ADDITION TO VERO BEACH, according to the map or plat thereof as recorded in Plat Book 4, Page 3, Public Records of St. Lucie County, Florida; said land now lying in Indian River County, Florida.**

**Parcel Identification Number: 33-39-02-00008-0040-00013/0**


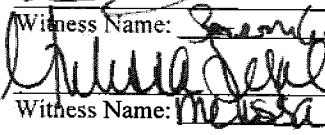
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**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:

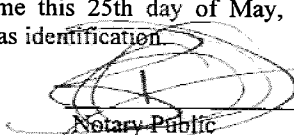
  
Witness Name: Barry G. Segal  
  
Witness Name: Melissa Segal

  
Cindy J. O'Dare

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 25th day of May, 2018 by Cindy J. O'Dare, who  is personally known or  has produced a driver's license as identification

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

