



Prepared by
Cindy Silverstein, an employee of
First American Title Insurance Company
2001 9th Avenue, Suite 108
Vero Beach, FL 32960
(877)753-0344

Return to: Grantee

File No.: 2118-2542556
Consideration: \$216,500.00

WARRANTY DEED

This indenture made on **June 19, 2018** A.D., by

Johnny Demsick

whose address is: **1895 Spotted Owl Dr SW Vero Beach, FL 32962**
hereinafter called the "grantor", to

Jeffrey S. Girard

whose address is: **522 High Hawk Circle Vero Beach, FL 32962**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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:

Lot 58, HIGH HAWK OF VERO BEACH PHASE 1, a subdivision according to the Plat thereof as recorded in Plat Book 17, Page 36, of the Public Records of Indian River County, Florida.

Parcel Identification Number: **33-39-36-00013-0000-00058/0**

Grantor herein certifies that subject property is not his homestead property.


Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

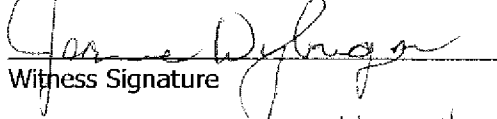
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2017.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.




Johnny Demsick

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: Jeanne Wurzbarger



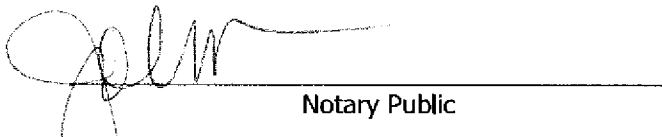
Witness Signature

Print Name: Jo Ann Webster

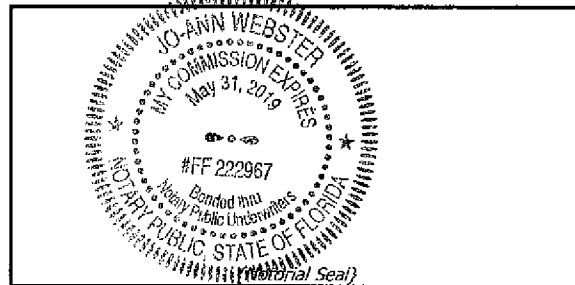
State of **FL**

County of **Indian River**

The Foregoing Instrument Was Acknowledged before me on **June 19, 2018**, by **Johnny Demsick** who is/are personally known to me or who has/have produced a valid driver's license as identification.



Notary Public
Jo-Ann Webster
(Printed Name)



My Commission expires: _____