

Record and return to preparer  
of instrument:  
Sandra G. Rennick, Attorney at Law  
Gould Cooksey Fennell, PLLC  
979 Beachland Boulevard  
Vero Beach, FL 32963

Recording: \$18.50  
Deed Stamps: \$ .70  
E-Recording: \$ 4.50  
Total: \$23.70

Parcel ID: 33-40-05-00007-0000-00008.0

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**WARRANTY DEED**

**THIS DEED**, made the 22<sup>nd</sup> day of June, 2018, by **Steven Knier and Bonnie Knier, husband and wife**, whose address is 600 Riomar Dr. Unit #8, Vero Beach, FL 32963, hereinafter called the GRANTOR, to **Loch Stone Holdings, LLC, a North Carolina limited liability company**, whose address is PO Box 129, Cary, NC 27512, hereinafter called the GRANTEE:

(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)

**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, viz:

**Unit No. 8, Bayou Condominium Apartments, according to the Declaration of Condominium dated August 27, 1969, recorded in Official Records Book 326, Page 143, of the Public Records of Indian River County, Florida, and any amendments thereto.**

Subject to easements, restrictions, reservations and rights of way of record.

TO HAVE AND TO HOLD, the same in fee simple forever.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, the said GRANTOR has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Ellen Albright  
Witness #1 Printed: Ellen Albright

Maisha L. Wilson  
Witness #2 Printed: Maisha L. Wilson

Steven Knier  
Steven Knier

Bonnie Knier  
Bonnie Knier

STATE OF North Carolina  
COUNTY OF JACKSON

BEFORE ME, this 22<sup>nd</sup> day of June, 2018, personally appeared Steven Knier and Bonnie Knier, ( ) who are personally known to me or (X) who provided a driver's license to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22<sup>nd</sup> day of June, 2018.

Barbara Holden  
Notary Public  
Printed Name: Barbara Holden  
My Commission Expires: 9/23/2022  
(Notary Seal)

