

PREPARED BY & RETURN TO:

Name: Robin Colvin an employee of
Platinum Title Insurers, LLC
Address: 824 US Highway One
Suite 260
North Palm Beach, FL 33408
File No. 18-0145
Consideration: \$0.00 Doc Stamps .70
Parcel No.: 33-39-10-00038-0000-00086/0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 12TH day of July, 2018, by **BETH BINKLEY**, an unmarried woman, hereinafter called the Grantor, to **JOHN F ELBERFELD** and **BETH BINKLEY**, as joint tenants with the right of survivorship, whose post office address is 3843 9th Lane, Vero Beach, FL 32960, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Indian River, State of Florida, viz:

Lot 86, The Laurels Subdivision Phase III and IV, according to the plat thereof, recorded in Plat Book 15, Page(s) 42, 42A and 42B, of the Public Records of Indian River County, Florida.

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

SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and 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:

Lindsay C Baker
Witness Signature
Printed Name: LINDSAY C BAKER

Beth Binkley L.S.
Name: Beth Binkley
Address: 3843 9th Lane, Vero Beach, FL 32960

Marsha H Mearian
Witness Signature
Printed Name: MARSHA H. MEARIAN

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 12TH day of July, 2018, by Beth Binkley, who is personally known to me or who has produced A VALID DRIVERS LICENSE as identification.

Marsha H Mearian
Signature of Notary
Printed Name: MARSHA H. MEARIAN
My commission expires: 2/14/21

