

This Document Prepared By and Return to:

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2165 15th Avenue
Vero Beach, FL 32960

Parcel ID Number: **32-39-36-00008-0020-00009/0**

Warranty Deed

This Indenture, Made this 13th day of August, 2018 A.D., Between

Barbara W. Burdick, an unmarried adult

of the County of **Indian River**, State of **Florida**, ("Grantor"),
reserving unto Barbara W. Burdick, a life estate, without any liability for waste, and with
full power and authority in the life tenant to sell, convey, mortgage, lease, or otherwise
manage and dispose of the property described herein, in fee simple, with or without joinder
of the remainderman, and with full power and authority to retain any and all proceeds
generated thereby, and on the death of Barbara W. Burdick, the remainder, if any, to

Matthew D.B. Bowden, a Single man

whose address is: **3015 Calcutta Dr., Vero Beach, FL 32960**

of the County of **Indian River**, State of **Florida**, ("Grantee").

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying
and being in **Indian River** State of **Florida** to wit:

Lot 9, Block 2, RE-PLAT OF COUNTRY CLUB POINTE, UNIT NO. 1, according to the plat
thereof as recorded in Plat Book 4, Page(s) 11, Public Records of Indian River
County, Florida.

At the request of the parties, this deed was prepared without a title search and
the legal description was supplied by the parties. The preparer of this instrument
assumes no liability for the state of the title or any inaccuracies of the legal
description.

Subject to taxes for the current year and subsequent years and easements and
restrictions of record, if any; however, this reference shall not serve to reimpose
same.

The purpose of this warranty deed is to create a life estate in the Grantor, Barbara
W. Burdick, with the remainder interest vested in Matthew D.B. Bowden, a single
man, for estate-planning purposes. There is no new consideration for this deed.

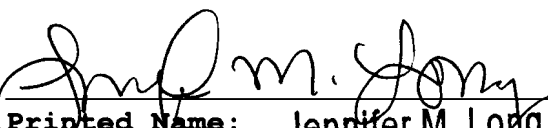
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

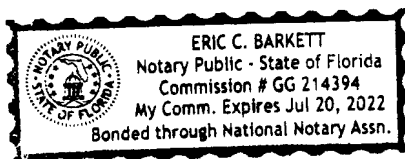

Printed Name: TAMIK. HAFFIELD
Witness


 (Seal)
Barbara W. Burdick
P.O. Address: 3015 Calcutta Dr., Vero Beach, FL 32960


Printed Name: Jennifer M. Long
Witness

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this **13th** day of **August, 2018**, by
Barbara W. Burdick, an unmarried adult who produced her current FL Drivers License
as identification.




Printed Name:
Notary Public
My Commission Expires: / /