

This Instrument Prepared by and Return to:  
Michelle McClure  
Alliance Title of the Treasure Coast, LLC  
725 Commerce Center Drive  
Ste A  
Sebastian, FL 32958  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

File No.: 1806430

**WARRANTY DEED**

This Warranty Deed, Made the 16<sup>th</sup> day of August, 2018, by **Janice Young, an unmarried woman and Jason Lucas, a married man**, joined by his wife Davina Lucas whose post office address is: **19621 Lake Lincoln Lane, Eustis, FL 32736**, hereinafter called the "Grantor", to **Nick Clarke and Sara Clarke**, husband and wife whose post office address is: **8205 101st Avenue, Vero Beach, FL 32967**

hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Five Thousand Dollars and No Cents (\$5,000.00)** 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 32, Block "F", Vero Lake Estates Unit K, according to map or plat thereof as recorded in Plat Book 5, Page 83, of the Public Records of Indian River County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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 2018, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Christina J. Thornton  
Printed Name: Christina J Thornton

Janice Young  
Janice Young

Witness Signature: Katerina Rojas  
Printed Name: Katerina Rojas

Jason Lucas  
Jason Lucas

Witness Signature for Janice Young and Jason Lucas: Laura P. Gobie  
Printed Name: Laura P. Gobie

Davina Lucas  
Davina Lucas

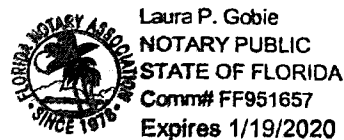
Witness Signature for Janice Young and Jason Lucas: Kalee Chandra  
Printed Name: KALEE CHANDRA

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of August, 2018 by Janice Young, an unmarried woman and Jason Lucas, a married man, who is/are personally known to me or has/have produced driver license(s) as identification.

Laura P. Gobie  
Notary Public Signature  
Printed Name: Laura P. Gobie

My Commission Expires: 1/19/2020  
(SEAL)



File No. 1806430

### NOTARY ACKNOWLEDGMENT

State of Florida

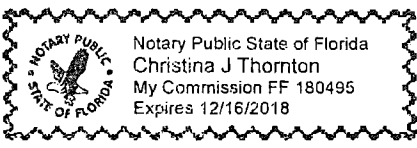
County of Manroe

The foregoing instrument was acknowledge before me this 16 day of August, 2018  
by Davina Lucas

*(names of persons acknowledged)*

who is/are personally known to me or who has/have produced drivers license(s) as identification.

My commission expires:



Christina Thornton  
*(Signature of person Taking Acknowledgment)*

Seal

Christina J Thornton  
*(Name of Acknowledger Typed, Printed, or Stamped)*  
*(Serial Number, if any)*