

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

Parcel Identification No.:  
33-40-27-00021-0000-02085.0

THIS SPECIAL WARRANTY DEED HAS BEEN PREPARED BY THE ABOVE NOTED PARTY WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF LIENS, CLAIMS, OR ENCUMBRANCES OF ANY NATURE OF RECORD, OR WHICH MAY EXIST AGAINST THE PROPERTY.

---

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made the 18<sup>th</sup> day of September, 2018, by **Sheila T. Ledbetter, and unmarried woman**, whose address is 2085 Las Ramblas, Vero Beach, FL 32963, hereinafter called the GRANTOR, to **Sheila T. Ledbetter, Trustee of the Sheila T. Ledbetter Revocable Trust – 1998, dated October 28, 1998, as amended and restated**, whose address is 2085 Las Ramblas, Vero Beach, FL 32963, 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 2085, Las Ramblas, The River Mews, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 651, Page 2824, and all amendments thereto, of the Public Records of Indian River County, Florida. The above described includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.**

Subject to easements, restrictions, reservations and rights of way of record, if any, but this provision shall not operate to reimpose the same.

The Grantee is specifically conferred the power and authority (1) either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property herein described, and (2) all of the powers and authority which could be granted or conferred under the authorization and powers permitted to be conferred and granted pursuant to Chapter 689.073, Florida Statutes.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants title to the property for any acts of Grantor and will defend the title against lawful claims of all persons claiming by, through, or under Grantor.

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

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

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:



Witness #1 Printed: William N. Kirk




Witness #2 Printed: Alexandra Sala

  
Sheila T. Ledbetter

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

BEFORE ME, this 18 day of September, 2018, personally appeared Sheila T. Ledbetter, ( ) who is personally known to me or (✓) who provided a driver's license to be the person 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.



  
Notary Public  
Printed Name: Katherine S. Reh  
My Commission Expires: 5/31/19  
(Notary Seal)