



Prepared by  
Jo-Ann Webster, an employee of  
**First American Title Insurance Company**  
2001 9th Avenue, Suite 108  
Vero Beach, FL 32960  
(877)753-0344

Return to: Grantee

File No.: 2118-2579316  
Consideration: \$245,000.00

### **WARRANTY DEED**

This indenture made on **February 25, 2019** A.D., by

**Gwyneth A. Boyd, a single woman**

whose address is: **730 Kroegel Ave. Sebastian, FL 32958**  
hereinafter called the "grantor", to

**David J. Simms, Sr. and Deborah A. Simms, husband and wife**

whose address is: **120 Blue Ridge Rd State Road, NC 28676**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

Lot 4, Block 92, REPLAT OF PORTIONS OF SEBASTIAN HIGHLANDS UNIT 2 --- PAGE 2, according to the Plat thereof, as recorded in Plat Book 6, Page 87, Public Records of Indian River County, Florida.

Parcel Identification Number: **31-38-11-00002-0920-00004/0**

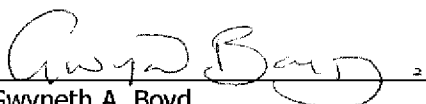
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

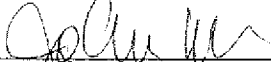
**To Have and to Hold**, the same in fee simple forever.

**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 December 31st of 2018.

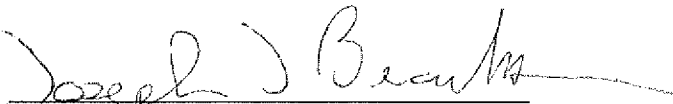
**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
\_\_\_\_\_  
Gwyneth A. Boyd

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Signature

Print Name: Jo Ann Webster

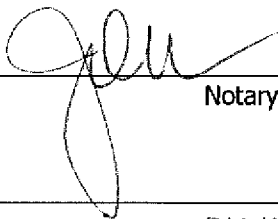
  
\_\_\_\_\_  
Witness Signature

Print Name: JOSEPH BEAUDOIN

State of **FL**

County of **Indian River**

**The Foregoing Instrument Was Acknowledged** before me on **February 25, 2019**, by **Gwyneth A. Boyd, a single woman** who is/are personally known to me or who has/have produced a valid driver's license as identification.

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Printed Name)

My Commission expires: \_\_\_\_\_

