

Prepared by:
John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, Florida 32502
File Number: A0458-147584
Parcel ID Number:

Warranty Deed

This WARRANTY DEED, dated July 11, 2019 A.D. By:
Joan Allyn Condra, and Susan Jill Engel as Successor Co-Trustees of the Lillian M. Hendrickson Trust dated August 6, 1991
whose address is: 9923 Mina Ave., Whittier, California 90605,
hereinafter called the GRANTOR, to:
Adams Homes of Northwest Florida, Inc., a Florida corporation
whose post office address is: 3000 Gulf Breeze Parkway, Gulf Breeze, Florida 32563,
hereinafter called the GRANTEE:

(Whenever used herein the term "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:

Lot 25, Block 160, Sebastian Highlands, Unit 5, according to the Plat thereof recorded in Plat Book 5, Page 102, Public Records of Indian River County, Florida.

* Please reference Certification of Trust recorded in Official Records Book 3012, Page 134 of the Public Records of Indian River County, Florida. as to clarification of authority of Successor Co-Trustess.

Grantor warrants and represents the foregoing property does not constitute the homestead of the Grantor(s) for any purposes under Florida Law or the Florida Constitution and the property is not adjacent to or contiguous to the Grantor's homestead.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

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 the following witnesses:

Richard Engel
Witness Printed Name RICHARD ENGEL

Joan Allyn Condra
Joan Allyn Condra, as Successor Co-Trustee of the Lillian M. Hendrickson Trust dated August 6, 1991

Eric Engel
Witness Printed Name Eric Engel

Susan Jill Engel
Susan Jill Engel, as Successor Co-Trustee of the Lillian M. Hendrickson Trust dated August 6, 1991

State of California
County of Los Angeles

The foregoing instrument was sworn to, subscribed and acknowledged before me this 14th day of July, 2019, by Joan Allyn Condra, as Successor Co-Trustee of the Lillian M. Hendrickson Trust dated August 6, 1991 and Susan Jill Engel, as Successor Co-Trustee of the Lillian M. Hendrickson Trust dated August 6, 1991, who are personally known to me or who has produced California Driver License as identification.

R. Barrett
Notary Public
Print Name: Rebecca Barrett
My Commission Expires: June 2, 2020

(seal)

