

Prepared by and return to:

Meredith A. Tessier
Riomar Title, LLC
83 Royal Palm Pointe
Vero Beach, FL 32960
(772) 999-5765
File No 19-2182

Parcel Identification No 33-39-04-00020-0000-00008.0

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of October, 2019 between Brent Blaha, an unmarried man and Mallory Ann Matesic f/k/a Mallory Blaha, an unmarried woman, whose post office address is 1435 40th Avenue, Vero Beach, FL 32960, of the County of Indian River, State of Florida, Grantors, to Jackson Curtis Summerall and Jessica Lynn Summerall, husband and wife, whose post office address is 1670 51st Ct, Vero Beach, FL 32966, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO.

Grantors release the Property conveyed herein from all liabilities and obligations under the Grantors' dissolution of marriage and the related Mediation Agreement.

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

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS *Meredith A. Tessier*

WITNESS *Lauren Chesley*

Brent Blaha
Brent Blaha

Mallory Ann Matesic f/k/a Mallory Blaha
Mallory Ann Matesic f/k/a Mallory Blaha

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 21st day of October, 2019, by Brent Blaha, an unmarried man and Mallory Ann Matesic f/k/a Mallory Blaha, an unmarried woman, who are personally known to me.

[Signature]
Signature of Notary Public

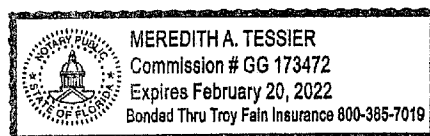


EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 8 OF SILVER OAK ESTATES, ACCORDING TO THE CERTIFICATE OF SURVEY RECORDED IN OFFICIAL RECORDS BOOK 162, PAGE 438, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF BEGINNING ON THE NORTHEAST CORNER OF TRACT 14, SECTION 4, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; RUN SOUTH, A DISTANCE OF 185 FEET; THENCE RUN NORTH 89 DEGREES 36 MINUTES WEST, A DISTANCE OF 166.36 FEET; THENCE RUN NORTH A DISTANCE OF 185 FEET; THENCE RUN SOUTH 89 DEGREES 36 MINUTES EAST, A DISTANCE OF 166.30 FEET TO SAID POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR PUBLIC UTILITY PURPOSES ON, IN AND UNDER THE NORTH 10 FEET, WEST 10 FEET AND THE EAST 10 FEET OF SAID PARCEL.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY SITUATE IN INDIAN RIVER COUNTY, FLORIDA, TO WIT:

FROM THE NORTHEAST CORNER OF TRACT 14, SECTION 4, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA IN PLAT BOOK 2, PAGE 25; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; RUN SOUTH ON THE EAST BOUNDARY OF TRACT 14, A DISTANCE OF 185 FEET; THENCE RUN NORTH 89 DEGREES 36 MINUTES WEST, A DISTANCE OF 141.36 FEET TO A POINT OF BEGINNING ON THE NORTHEAST CORNER OF A STREET EASEMENT BEING 50 FEET IN WIDTH; FROM SAID POINT OF BEGINNING, RUN SOUTH, A DISTANCE OF 1078.63 FEET TO THE PRESENT NORTH RIGHT-OF-WAY OF 16TH STREET (ROSEWOOD ROAD); THENCE RUN NORTH 88 DEGREES 28 MINUTES WEST ON SAID RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET; THENCE NORTH, A DISTANCE OF 1078.54 FEET; THENCE RUN SOUTH 89 DEGREES 36 MINUTES EAST, A DISTANCE OF 50.00 FEET TO SAID POINT OF BEGINNING; BEING A TRACT OF LAND AS SHOWN ON THAT CERTAIN SURVEY AS RECORDED JANUARY 14, 1963 IN OFFICIAL RECORDS BOOK 162, PAGE 438, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AS A "STREET EASEMENT" WHICH SAID STREET EASEMENT SHALL ALSO BE AND CONSTITUTE A PUBLIC UTILITY EASEMENT FOR THE LOCATION AND MAINTENANCE OF WATER AND SEWER LINES, IT BEING THE INTENT OF THIS AGREEMENT TO CREATE PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS SAID PROPERTY FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 OF SILVER OAK ESTATES.

SITUATE IN THE COUNTY OF INDIAN RIVER, STATE OF FLORIDA.