

After Recording Return to:

Stewart Title Company
1701 S Highway A1A, Suite 104
Vero Beach, FL 32963

This Instrument Prepared by:

Stewart Title Company
1701 S Highway A1A, Suite 104
Vero Beach, FL 32963
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
33381200001013000001.0
File No.: 541691

WARRANTY DEED

This Warranty Deed, Made the 5 day of NOVEMBER, 2019, by James A. Hanson and Christine P. Hanson, husband and wife, whose post office address is: 8190 8th Avenue, Vero Beach, FL 32968, hereinafter called the "Grantor", to John Stuart McEachern and Charlene Mabry McEachern, husband and wife, whose post office address is: 1390 Olde Doubloon Drive, Vero Beach, FL 32963, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Six Hundred Eighty Thousand Dollars and No Cents (\$680,000.00)** 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 West 10 Acres of Tract 13, Section 12, Township 33 South, Range 38 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 land now lying and being in Indian River County, Florida, less the North 5 Acres and less road right of ways of record.

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 December 31, 2019, 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: [Signature]
Printed Name: RICHARD GRIMES James A. Hanson
Witness Signature: [Signature]
Printed Name: Kimberly Stewart Christine P. Hanson

State of FLORIDA
County of INDIAN RIVER

The foregoing instrument was acknowledged before me this 5 day of NOVEMBER, 2019 by **James A. Hanson and Christine P. Hanson, husband and wife**, who has produced driver license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: RICHARD GRIMES

My Commission Expires: 5/4/2023
(SEAL)



RICHARD G. GRIMES
Commission # GG 297027
Expires May 4, 2023
Bonded Thru Budget Notary Services