

**COURTHOUSE BOX 49**

Prepared by:  
Donald B. Womersley  
Oceanside Title & Escrow  
3501 Ocean Drive  
Vero Beach, Florida 32963

File Number: W1911006OR

**General Warranty Deed**

Made this December 2, 2019 A.D. By **Thomas P. Miller, an unmarried man**, whose address is: 4835 Pheasant Ln SW, Vero Beach, Florida 32968, hereinafter called the grantor, to **Russell D. Sabac, an single man**, whose post office address is: 1570 S 42nd Cir #306, Vero Beach FL 32967, 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:

Unit No. 6-306, LAGUNA AT VERO BEACH CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1777, Page 1733, of the Public Records of Indian River County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: 32-39-26-00016-0006-00306.0

**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.

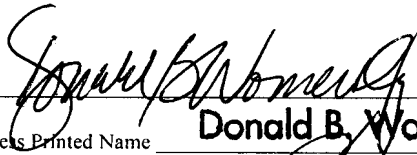
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

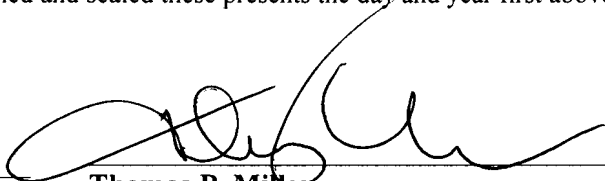
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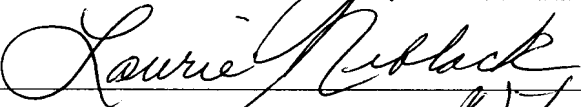
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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

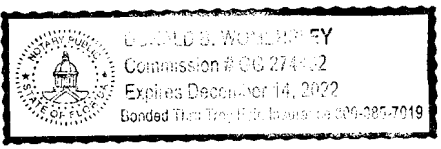
  
\_\_\_\_\_  
Witness Printed Name **Donald B. Womersley**

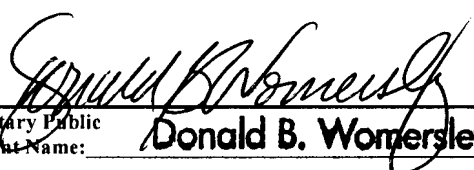
  
\_\_\_\_\_  
**Thomas P. Miller**  
Address: 4835 Pheasant Ln SW, Vero Beach, Florida 32968

  
\_\_\_\_\_  
Witness Printed Name **Laurie R. Block**

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 2nd day of December, 2019, by Thomas P. Miller, who is personally known to me or who has produced FL DL as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: **Donald B. Womersley**  
My Commission Expires: 12-14-2022  
(Notary Seal)