

Prepared by and return to:

Beckett C. Horner

Attorney at Law

Block & Scarpa

1515 Indian River Boulevard A-220

Vero Beach, FL 32960

772-794-1918

File Number: **9398.0000000**

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **30th** day of **December, 2019** between **The Bradley Co., Inc., a Florida corporation, aka THE BRADLEY COMPANY, INC., a Florida corporation**, whose post office address is **7705 91st Avenue, Vero Beach, FL 32967**, grantor, and **RSJW Holdings, LLC, a Florida limited liability company**, whose post office address is **1515 Indian River Blvd., Suite A-220, Vero Beach, FL 32960**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Lots 13 and 14, Block 1, Langwick, according to the map or plat thereof as recorded in Plat Book 1, Page 32, Public Records of Indian River County, Florida.

Parcel Identification Number: 33-39-01-00023-0010-00013/0

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**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Carol L. Stone
Witness Name: Carol L. Stone

Darbie L. Stevens
Witness Name: Darbie L. Stevens

The Bradley Co., Inc., a Florida corporation, aka THE
BRADLEY COMPANY, INC., a Florida corporation

By: John Ward Bradley
John Ward Bradley, President

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of December, 2019 by John Ward Bradley, President of The Bradley Co., Inc., a Florida corporation, aka THE BRADLEY COMPANY, INC., on behalf of said firm. He is personally known or has produced a driver's license as identification.

[Notary Seal]

Carol L. Stone
Notary Public

Printed Name: Carol L. Stone

My Commission Expires: March 22, 2022

