

Prepared by and return to:

Charles H. Sanford Law Offices, P.L.
3003 Cardinal Drive Suite B
Vero Beach, FL 32963
772-492-1695

[Space Above This Line For Recording Data]

Warranty Deed

Deed is not subject to FL documentary tax; it is a transfer without consideration by Grantor to himself

This Warranty Deed made this 15th day of January, 2020 between GEORGE KASPRZYK, a single man, whose post office address is 2045 19th Ave. Vero Beach, FL 32962, grantor, and, GEORGE KASPRZYK, a single man, whose post office address is 2045 19th Ave. Vero Beach, FL 32962, 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:

**Lot 13, Block 146, VERO BEACH HIGHLANDS, UNIT FOUR, according to the plat thereof
as recorded in Plat Book 8, Page 38, of the Public Records of Indian River County, Florida.**

Parcel Identification Number: 33-39-35-00002-1460-00013.0

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 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**.

Title to this property was taken by GEORGE KASPRZYK and BOZENNA KASPRZYK, husband and wife, by deed dated February 21, 2006 and recorded in O.R. Book 1998, page 838, Public Records of Indian River County, Florida. GEORGE KASPRZYK and BOZENNA KASPRZYK were continuously married to each other during the entire period of their ownership of the property, until BOZENNA KASPRZYK's death on February 4, 2014.

Charles H. Sanford, Esq. prepared this deed at the instruction of grantor and grantee. No title examination of the property was made or requested in connection with the preparation of this deed. The party preparing this instrument assumes no liability for the state of title, accuracy of the legal description, or documentary stamp taxes due on deed, if any.

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:

Charles Sanford
Witness Name: Charles Sanford

George Kasperzyk
(Seal)
GEORGE KASPRZYK

Rosemary Sanford
Witness Name: Rosemary Sanford

State of FLORIDA
County of INDIAN RIVER

The foregoing instrument was acknowledged before me this 15th day of January, 2020 by GEORGE KASPRZYK, who is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



Rosemary Sanford
Commission # FF997045
Expires: July 19, 2020
Bonded thru Aaron Notary

Rosemary Sanford
Notary Public
Printed Name: Rosemary Sanford
My Commission Expires: July 19, 2020