

Prepared by and return to:

Joya Lippard
K Title Company, LLC
8301 Holley Tree Trail
Port St. Lucie, FL 34986

File Number: PR20207

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **15th day of April, 2020**, between **Robert H. Demsick and Rachel M. Demsick, husband and wife** whose post office address is **543 High Hawk Circle, Vero Beach, FL 32962**, grantor, and **Holli J. Galloway, a single adult** whose post office address is **543 High Hawk Circle, 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 the **Indian River County, Florida**, to-wit:

Lot 23, A Plat of High Hawk of Vero Beach Phase 1, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 36, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33393600013000000023.0

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:

Dene P. Shuey
Witness Name: Dene P. Shuey

Robert H. Demsick
Robert H. Demsick
Rachel M. Demsick
Rachel M. Demsick

Joya Lippard
Witness Name: Joya Lippard

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of April, 2020, by Robert H. Demsick and Rachel M. Demsick who provided Driver License as identification.

Joya Lippard
(Signature of Notary Public - State of Florida)

Joya Lippard
(Print, Type, or Stamp Commissioned Name of Notary Public)

