

Prepared by and return to:

Christine F Canady
Treasure Coast Title & Settlement of Vero, LLC
3375 20th Street
Suite 130
Vero Beach, FL 32960
(772) 299-5022
File No TC20-2011C

Parcel Identification No 33-39-21-00012-0000-00080/0

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 8th day of April, 2020 between DRS&T Family Limited Partnership, a Virginia Limited Partnership, whose post office address is 282 Brankley Farm Road, Clarksville, VA 23927, of the County of Mecklenburg, Commonwealth of Virginia, Grantor, to James Sylvester Austin, IV and Nicole Marie Austin, husband and wife, whose post office address is 4405 5th Lane SW, Vero Beach, FL 32968, of the County of St. Lucie, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Lot 80, Arbor Trace, Phase 2 PD, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 93, 93A through 93D, inclusive, of the Public Records of Indian River County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS #1 SIGNATURE

Amanda M. Hile
WITNESS #1 PRINTED NAME

[Signature]
WITNESS #2 SIGNATURE

Donald S. Lusher
WITNESS #2 PRINTED NAME

DRS&T Family Limited Partnership, a Virginia Partnership

By: [Signature]
Richard D. Woodall, General Partner

STATE OF VIRGINIA
COUNTY OF MECKLENBURG

The foregoing instrument was acknowledged before me by Richard D. Woodall on 8th day of April, 2020, by Richard D. Woodall, General Partner of DRS&T Family Limited Partnership.



MEREDITH BLYTHE SOUTHER
NOTARY PUBLIC 7706397
COMMONWEALTH OF VIRGINIA

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

MY COMM. EXPIRES SEPTEMBER 30, 2020

Personally Known: _____ OR Produced Identification: Driver's license
Type of Identification
Produced: Driver's license