

Prepared by and return to:

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File Number: 8099-020

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Warranty Deed

This Warranty Deed made this **22nd** day of **May, 2020**, between **John M. Carroll, Jr. and Tracy M. Carroll**, husband and wife, whose post office address is **530 Camelia Lane, Vero Beach, FL 32963**, Grantor, and **Neil E. Woisard and Leigh A. Woisard**, husband and wife, whose post office address is **8060 River Circle, Atlanta, GA 30350**, 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 5 and 6, Block 17, Vero Beach Estates, according to the Plat thereof as recorded in Plat Book 5, Page 8, Public Records of St. Lucie County, Florida; Said land now lying and being in Indian River County, Florida.

Parcel Identification Number: 32403200006017000005.0

Subject to the following:

1. Taxes subsequent to December 31, 2019; and
2. Covenants, conditions, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances;

And the Grantor, subject to the foregoing, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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.

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:

Rebecca F. Chumono
Witness Name: Rebecca F. Chumono

S. Mincey
Witness Name: Sherri Mincey

Rebecca F. Chumono
Witness Name: Rebecca F. Chumono

S. Mincey
Witness Name: Sherri Mincey

"Grantor"

(Seal)
John M. Carroll, Jr.

(Seal)
Tracy M. Carroll

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of May, 2020 by John M. Carroll, Jr. and Tracy M. Carroll, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Lauren E. Touchberry
Notary Public

Printed Name: Lauren E. Touchberry

My Commission Expires: 09/25/2021