

Prepared by and return to:

Jordan Lulich

Lulich Attorneys & Consultants

1069 Main Street

Sebastian, FL 32958

(772) 589-5500

File Number: 20.217

Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 30 day of July, 2020 between John Allen Meacham and Sara Gayle Meacham, Husband and Wife whose post office address is 32419 Jesseland Rd Henderson, UN, grantor, and Matthew A Fulcher and Marita Fulcher, Husband and Wife whose post office address is 6245 Arcadia 56044 Square, Ver Beach, Fl. 32966, 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 11, Arcadia Subdivision - Phase 1, according to the map or plat thereof as recorded in Plat Book 29, Page 33, Public Records of Indian River County, Florida.**

**Parcel Identification Number: 32-39-32-00024-0000-00011/0**

**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, 2020**.

**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:



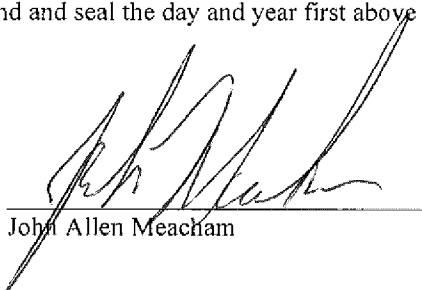
Witness

Printed Name: Jordan Lulich



Witness

Printed Name: Kerrie Coleman



John Allen Meacham

Witness  
 Printed Name: Jordan White

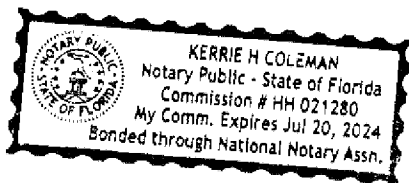
Witness  
 Printed Name: Kerrie Coleman

Sara Gayle Meacham  
 Sara Gayle Meacham

State of Florida  
 County of Indian River

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30 day of July, 2020 by John Allen Meacham and Sara Gayle Meacham who ☐ are personally known or ☒ have produced driver licenses as identification.

[Seal]



Kerrie Coleman  
 Notary Public  
 Print Name: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_