

*This instrument was prepared incident to
the issuance of a title insurance contract,
and is to be returned to:*

Jason A. Beal
Atlantic Coastal Land Title Company, LLC
855 21st Street, Suite C, Vero Beach, Florida 32960

ACLT File Number: 2020-5273

Parcel ID Number: 32-39-21-00005-0001-00009.0

WARRANTY DEED

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

This indenture made the 6th day of August, 2020, between **Sean Rodden, Individually and as Personal Representative of the Estate of Christopher Martin Rodden, deceased, James Jeffery, John S. Rodden, Barry Rodden, and Kylie Steverson f/k/a Kylie Rodden,** whose post office address is **810 8th Street, Lot 77, Vero Beach, FL 32962**, of the County of Indian River, State of Florida, Grantors, to **Matthew Raymond Johnson and Kelli Johnson, husband and wife**, whose post office address is **4810 48th Place, Vero Beach, FL 32967**, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 9, Block "A", LINDSEY LANE PHASE I, according to the plat thereof, as recorded in Plat Book 13, Page 67, Public Records of Indian River County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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

ATLANTIC COASTAL LAND TITLE COMPANY, LLC

A Full Service, Florida Title Insurance Agency

IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness 1:

Print Name:

Angela Santiago

Witness

Print Name:

Tweddy Stewart

Sean Rodden
Sean Rodden, Individually and as Personal
Representative of the Estate of
Christopher Martin Rodden, deceased

STATE OF FLORIDA
COUNTY OF LAKE

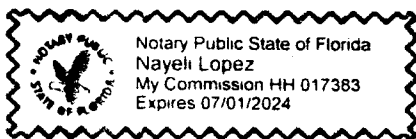
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of August, 2020, by Sean Rodden, Individually and as Personal Representative of the Estate of Christopher Martin Rodden, deceased.

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

Personally Known: _____ OR Produced Identification: FL DL

Type of Identification FL DL

Produced: FL DL



ATLANTIC COASTAL LAND TITLE COMPANY, LLC

A Full Service, Florida Title Insurance Agency

IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness 1:

[Signature]
Print Name: Brian D. Carter

[Signature]
John S. Rodden

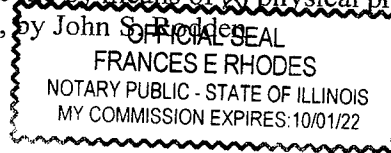
Witness

[Signature]
Print Name: Lisa M. Hutchison

Illinois
STATE OF ~~INDIANA~~
COUNTY OF Christian

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 5th day of August, 2020, by John S. Rodden

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



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

IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness 1:

JoNeita Fleeman
Print Name: JoNeita Fleeman

Kylie Steverson / Kylie Rodden
Kylie Steverson f/k/a Kylie Rodden

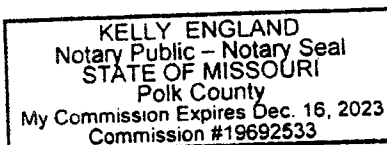
Witness

Anthony D. Lowry
Print Name: Anthony D. Lowry

STATE OF MISSOURI
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 5th day of August, 2020, by Kylie Steverson f/k/a Kylie Rodden.

Kelly England
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: Drivers License

ATLANTIC COASTAL LAND TITLE COMPANY, LLC

A Full Service, Florida Title Insurance Agency

IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness 1:

Print Name: Chad Collins

Barry Rodden
Barry Rodden

Witness

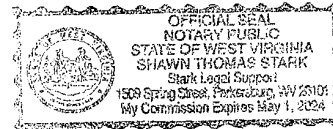
Print Name: Mason Humphrey

STATE OF WEST VIRGINIA
COUNTY OF WOOD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 5th day of August, 2020, by Barry Rodden.

Shawn Thomas Stark
Signature of Notary Public

Print, Type/Stamp Name of Notary
SHAWN THOMAS STARK



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: WV DRIVERS LICENSE

IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness 1.

Rhonda L Shure
Print Name: Rhonda L Shure

James Jeffrey
James Jeffrey

Witness

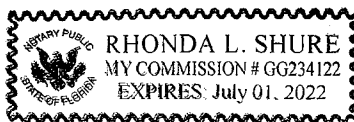
Rosemary Vigliano
Print Name: Rosemary Vigliano

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 5th day of August, 2020, by James Jeffery.

Rhonda L Shure

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



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Valid FL DL