

Rec. Fee: \$ 27-  
Doc. Stamp: \$ ,70  
Int. Tax: \$ \_\_\_\_\_

Prepared by and return to:  
Ralph L. Evans, Esquire  
Collins Brown Barkett, Chartered  
756 Beachland Boulevard, 756 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 231-4343  
File Number: 16-250.006

[Space Above This Line For Recording Data]

## Special Warranty Deed

This Special Warranty Deed made the 13th day of July, 2020, from **George C. Harris, a married man and as the sole heir of Donna M. Harris, deceased**, whose address is 819 Cowarts Road, Dothan, AL 36303 (“Grantor”) to **Brace Young and Landis B. Young, husband and wife**, whose address 35 Wykeham Road, West Newton MA 02465 (“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 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:

### EXHIBIT “A” ATTCHED HERETO AND MADE A PART HEREOF.

Grantor(s) warrants that at the time of this conveyance, the subject property is not the Grantor's homestead, nor that of his immediate family, within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to, adjacent to or a part of homestead property.

The above described property is conveyed subject to all easements, restrictions and reservations of record, if any.

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 claiming by, through or under grantors.

Signature page follows:

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:

Ann S. Barfield  
Witness  
Printed Name: Ann S. Barfield

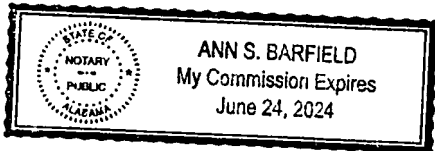
George C. Harris  
George C. Harris

Madison Blount  
Witness  
Printed Name: Madison Blount

State of Alabama  
County of Houston

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13 day of July, 2020 by George C. Harris, who  is personally known or  have produced driver licenses as identification.

[Seal]



Ann S. Barfield  
Notary Public  
Print Name: Ann S. Barfield  
My Commission Expires: 6/24/2024

**EXHIBIT "A"**

ALL OF "PLAT OF INDIAN RIVER SHORES, UNIT NO. 2" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 37, OF THE PUBLIC RECORDS OF INDIAN RIVER CO., FLORIDA. LESS AND EXCEPT LOT 1, LOT 2, LOT 3, TRACT A AND TRACT B, SAID LANDS LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

ALSO DESCRIBED AS:

ALL OF "REPLAT OF INDIAN RIVER SHORES, UNIT NO. 2" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 51, OF THE PUBLIC RECORDS OF INDIAN RIVER CO., FLORIDA. LESS AND EXCEPT LOT 1, LOT 2, LOT 3, TRACT A AND TRACT B, SAID LANDS LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.