

1850  
1213<sup>12</sup>

Return to:  
Name: Professional Title of The Treasure Coast, Inc.  
Address: 1546 US Highway 1  
Sebastian, FL 32958  
This instrument prepared by: Stephanie King  
Professional Title of The Treasure Coast, Inc.  
1546 US Highway 1  
Sebastian, FL 32958  
File No.: 2020-52676

WARRANTY DEED

This Warranty Deed Made this 1 day of October, 2020 by Marcus Halla and Michael Halla hereinafter called the grantor, whose post office address is:  
655 Highland Dr SW, Vero Beach FL 32962

to: Pepper G. Stevens and Sherry A. Stevens, Husband and Wife whose post office address is:  
1420 16th Court SW Vero Beach, FL 32962  
hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River County, Florida, viz:

Lot 5, Block C, Boxwood Estates S/D, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 84, of the Public Records of Indian River County, Florida.

This property is not the homestead of the Grantor (s).

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 12/31/2019, reservations, restrictions and easements of record, if any.  
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:

Alexis McEl  
Witness

Marcus W. Halla  
Marcus Halla

Anna M McEl  
Witness

State of FLORIDA  
County of INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1st day of OCTOBER, 2020 by Marcus Halla who  are personally known or  have produced driver licenses as identification.

[Seal] 

Patricia J Yount  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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:

[Signature]  
Witness  
Robert P. Freisinger  
Witness

[Signature]  
Michael Halla

State of Alaska  
County of Anchorage

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of September, 2020 by Michael Halla who  are personally known or  have produced driver licenses as identification.

[Seal]

**DIANA FAWN FIELDS**  
NOTARY PUBLIC  
State of Alaska  
My Commission Expires June 28, 2024

[Signature]  
Notary Public  
Print Name: DIANA FIELDS  
My Commission Expires: 6/28/2024