

Prepared by and return to:

Alicia M. Kilbourne
Treasure Coast Title & Settlement of Vero, LLC
821A Beachland Blvd
Vero Beach, FL 32963
(772) 299-5022
File No TC20-2323 WFG

Parcel Identification No 33-39-14-00007-0220-00011.0

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 28th day of October, 2020 between Megan Louise McCook NKA Werneke and Stephen Armand Werneke, wife and husband, whose post office address is 355 FM 101 road, Highland, AR 72542, of the County of Sharp, State of Arkansas, Grantors, to Kenneth Adair and Jessica Adair, husband and wife, as tenants by the entirety, whose post office address is 1216 4th Lane, Vero Beach, FL 32962, 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 12 AND THE WEST 1/2 OF LOT 11, BLOCK 22, ROYAL POINCIANA PARK, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 44, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

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.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]
WITNESS

EDITH ELLIOTT
Printed Name of First Witness

[Handwritten Signature] NKA Werneke
Megan Louise McCook NKA Werneke

[Handwritten Signature]
Stephen Armand Werneke

[Handwritten Signature]
WITNESS

MARY R. WILES
Printed Name of Second Witness

STATE OF Arkansas
COUNTY OF Sharp

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of October, 2020, by Megan Louise McCook NKA Werneke and Stephen Armand Werneke, wife and husband.

[Handwritten Signature]
Signature of Notary Public
Print/Type/Stamp Name of Notary Hope L Whitten

[Handwritten Note]

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

