

This Instrument Prepared by and Return to:
Jeff McClure
Alliance Title of the Treasure Coast, LLC
725 Commerce Center Drive
Ste A
Sebastian, FL 32958
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
31-38-24-00001-1960-00004/0 /
File No.: 2010035

WARRANTY DEED

This Warranty Deed, Made the 16th day of Dec, 2020, by **Richard R. Chatfield and Kim Chatfield, as husband and wife**, whose post office address is: **724 Easy St, Sebastian, FL 32958**, hereinafter called the "Grantor", to **Colleen M Carney and Robert T Carney, wife and husband**, whose post office address is: **362 Quarry Lane, Sebastian, FL 32958**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Fifty Nine Thousand Dollars and No Cents (\$259,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Indian River County, Florida**, to wit:

Lot 4, Block 196, Sebastian Highlands, Unit 10, according to map or plat thereof as recorded in Plat Book 6, Page 37, of the Public Records of Indian River County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 2021, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: Jeffrey T. McClure

[Signature]
Richard R. Chatfield

Witness Signature: [Signature]
Printed Name: Angelica M. Faulkner

[Signature]
Kim Chatfield

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 16th day of Dec, 2020,
by Richard R. Chatfield and Kim Chatfield, as husband and wife, who is/are personally known to
me or has/have produced driver license(s) as identification.

Notary Public Signature: [Signature]
Printed Name: Jeffrey T. McClure

My Commission Expires: _____
(SEAL)

