

This instrument prepared by and return to:  
Name: **Tara Rinehart an employee of  
VENTURE TITLE**  
Address: **1525 INTERNATIONAL PKWY, SUITE  
1001  
LAKE MARY, FL 32746**  
**FILE NO. VEN2102028**  
Property Appraisers Parcel Identification Number(s): 33-39-  
14-00003-0030-00006

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made and executed the **16th day of March, 2021** by **BRIAN G. SOUTHWELL**, whose post office address is 8678 Vesta Terr. Orlando FL 32825, hereinafter called the grantor, to **MEGHAN LITWILER and DANIEL LITWILER, WIFE AND HUSBAND** whose post office address is **625 17<sup>TH</sup> AVENUE, VERO BEACH, FL 32962**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH:** That the said grantor, for and in consideration of the sum of **ten dollars ( \$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **INDIAN RIVER** County, State of Florida, viz:

**Lot 6 and then 28 feet of Lot 7, Block 3 of FRESARD GLENDALE SUBD, according to the Plat thereof, as recorded in Plat Book 5, at Page 39, of the Public Records of Indian River County, Florida.**

**\*THE GRANTOR FURTHER WARRANTS THAT THIS IS NOT HIS HOMESTEAD PROPERTY NOR DOES IT LIE CONTIGUOUS OR ADJACENT TO HIS HOMSTEAD PROPERTY\***

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 December 31, 2021. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

[Signature]  
Witness Signature

[Signature]  
BRIAN G. SOUTHWELL

Patricia Mae Baugh  
Printed Name

[Signature]  
Witness Signature

Amy Dunlap  
Printed Name

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing was acknowledged before me by means of ✓ physical presence or \_\_\_\_\_ online  
notarization by **BRIAN G. SOUTHWELL** who is personally known to me **OR** who produced  
DL as identification this **16th day of March, 2021**.

NOTARY SEAL



PATRICIA MAE BAUGH  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG145987  
Expires 2/25/2021

[Signature]  
Notary Public  
Patricia Mae Baugh  
Printed Signature  
My Commission Expires: 2/25/21