

Prepared by and return to:

Rosemary Vigliano  
Atlantic Coastal Land Title Company, LLC  
855 21st Street  
Suite C  
Vero Beach, FL 32960  
(772) 569-4364  
File No 2021-5894

Parcel Identification No 33390200004017000012.0

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## **WARRANTY DEED**

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

**This indenture made the 15th day of June, 2021 between Richard N. Lahey and William Joseph Lahey, also known as William J. Lahey, whose post office address is 5924 Ridge Lake Circle, Vero Beach FL 32967, Grantors, to William J. Lahey and Guthrie S. Paca, whose post office address is 5924 Ridge Lake Circle, Vero Beach FL 32967, Grantee:**

**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 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, Florida, to-wit:**

**Lots 12 and 13, Block 17, McAnsh Park, according to the Plat thereof, as recorded in Plat Book 1, Pages 28, 29 and 30, of the Public Records of Indian River County, Florida, less road right of way.**

**Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.**

**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

**Subject to taxes for 2021 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 Grantee 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:

WITNESS

PRINT NAME: Sandy Smith

Glenda Jenkins

WITNESS

PRINT NAME: Glenda Jenkins

Richard N. Lahey

William Joseph Lahey, a/k/a William J. Lahey

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 15th day of June, 2021, by Richard N Lahey and ~~William Joseph Lahey, also known as William J. Lahey.~~

Karen Frye  
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒

Type of Identification

Produced: VADL E274653525



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:

WITNESS

PRINT NAME:

Jason A. Beal

WITNESS

PRINT NAME:

Rosemary Vigliano

Richard N. Lahey

William Joseph Lahey

William Joseph Lahey, a/k/a William J. Lahey

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ) online notarization this 15th day of June, 2021, by ~~Richard N. Lahey~~ and William Joseph Lahey, also known as William J. Lahey.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: ☒ OR Produced Identification: ☐

Type of Identification

Produced: \_\_\_\_\_

