

This Instrument was prepared by:  
Timothy D. Yeaglin  
Lewis Rice, LLC  
600 Washington, Suite 2500  
St. Louis, Missouri 63101

Return To:  
Timothy D. Yeaglin  
Lewis Rice, LLC  
600 Washington, Suite 2500  
St. Louis, Missouri 63101

Parcel Identification No. 32400700004012000128 0

**FLORIDA WARRANTY DEED**  
(Statutory Form-Section 689.02 F.S.)

**This Warranty Deed** made and executed the 25 day of June, 2021 by **SUSAN ARNOLD MURPHY**, a married person, and her consenting spouse, **MICHAEL C. MURPHY**, of the County of St. Louis, Missouri, whose mailing address is 217 Linden Avenue, St. Louis, MO 63105, hereinafter called the Grantor, and **SUSAN A. MURPHY AND MICHAEL C. MURPHY, TRUSTEES U/I SUSAN A. MURPHY DATED JANUARY 23, 2003, AS AMENDED**, whose mailing address is 217 Linden Avenue, St. Louis, MO 63105, hereinafter called the Grantee:

(Wherever used herein the term "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, wherever the context so admits or requires.)

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold all that certain land situate, lying and being in Indian River County, Florida, to wit:

**Apartment 128, 600 BEACH ROAD, a condominium according to Declaration of Condominium recorded in Official Records Book 406, Page 2, of the Public Records of Indian River County, Florida.**

**TOGETHER WITH Parking Spaces Numbered 39 and 65 according to the said Declaration of Condominium**

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2021.

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

The lands being conveyed are not the homestead property of the Grantor.

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that she is lawfully seized of said land in fee simple, that she has good right and lawful authority to sell and convey said land, that she 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 those described herein and taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in her name the day and year first written above.

Sydnee Picha  
Witness

Printed Name: Sydnee Picha

Katelyn Norris  
Witness

Printed Name: Katelyn Norris

Susan Arnold Murphy  
Grantor

**SUSAN ARNOLD MURPHY**

Michael C. Murphy  
Consenting Spouse

**MICHAEL C. MURPHY**

STATE OF Missouri  
COUNTY OF St. Louis

The foregoing instrument was acknowledged before me this 25 day of June, 2021, by **SUSAN ARNOLD MURPHY, a married person, and her consenting spouse, MICHAEL C. MURPHY.** They are personally known to me or produced Driver's License as identification.



ADAM M. FORD  
My Commission Expires  
June 5, 2022  
St. Louis County  
Commission #14623896

NOTARY PUBLIC:

Sign: Adam M. Ford

Print: Adam M Ford

State of Missouri at Large (Seal)

My Commission Expires: 6-5-2022