

Prepared By and Return to:
Cynthia V. Hall, Esq.
VanDeVoorde Hall Law, PL
1327 North Central Avenue
Sebastian FL 32958
Parcel ID# 30-38-30-00001-0010-00001.0
Parcel ID# 31-39-21-00000-0060-00012.0
VHL File No. 97344.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 9th day of August, 2021, by **Jerry S. Hall and Marsha G. Hall**, husband and wife, whose address is 711 Roseland Rd., Sebastian FL 32958, Grantors, **reserving unto the Grantors a life estate** without any liability for waste and with the right and full power and authority in said Grantors or surviving Grantor to grant, bargain, sell, alien, remise, release, convey, reconvey the property to themselves or another, to change the remaindermen, mortgage, alienate, lease and otherwise manage and dispose of the following described property, in fee simple, with or without consideration, without the consent, joinder, or conveyance of the Grantee, to retain absolutely any and all proceeds derived therefrom. Upon the death of the last Grantor as the life tenant, the remainder, if any, to **Jacqueline Lee Hall, an unmarried adult**, whose address is 834 Grandin Ave., Sebastian FL 32958, Grantee.

(Whatever used herein, the terms "Grantor" and "Grantee" referred to singularly or collectively, include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, as remainderman, the following described property located in Indian River County, Florida,

See attached "Exhibit A"

Subject to restrictions, reservations, easements, dedications and road rights of way of record, if any.

Subject to taxes for the year 2021 and subsequent years.

Together with all the tenements and appurtenances hereto belonging or in anywise appertaining.

Special Warranty Deed
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And the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby specially warrants that title to the land is free from all encumbrances made by Grantors, and Grantors will defend the same against the lawful claims of all persons claiming by, through, or under Grantors, but against none other.

The preparer of this instrument did not review any title search of the above described real property and does not make any certifications, representations or warranty with respect to the title of the above described real property.

IN WITNESS WHEREOF, Grantors have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence

Margaret Miles
Witness #1 to both Grantors

J S Hall
JERRY S. HALL

Margaret Miles
Printed or typed name of Witness #1

Brenda
Witness #2 to both Grantors

Marsha G. Hall
MARSHA G. HALL

Brenda Simmons
Printed or typed name of Witness #2

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence this 9th day of August, 2021, by JERRY S. HALL and MARSHA G. HALL, who have each produced their Florida driver license as identification which identifies them as JERRY STEPHEN HALL and MARSHA GALE HALL respectively.



Cynthia V. Hall
Comm. #HH107623
Expires: July 15, 2025
Bonded Thru Aaron Notary

Cynthia V. Hall
Notary Public, State of Florida
Printed name of Notary: Cynthia V. Hall

EXHIBIT A

Parcel ID No. 30-38-30-00001-0010-00001.0 with the following legal description:

A portion of the following described Parcels of Land:

Lot 1, Block 1, Lot 2, Block 1 and Lot 3, Block 1, of the AMENDED PLAT OF OCEAN BREEZE HEIGHTS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, Page 7, of the Public Records of Indian River County, Florida; Less and Except the following described portion of said Lot 1 Block 1:

Commencing at a capped 4" Iron Pipe labeled as a PRM on the aforementioned PLAT OF OCEAN BREEZE HEIGHTS, said point also being the most northerly point of said Lot 1, Block 1, for the Point of Beginning, run S 46°20'59" W along the North line of said Lot 1, Block 1, 15.07 feet, thence N 73°42'01" E, 37.47 feet to the intersection with the North line of said Lot 1, Block 1, thence S 89°44'38" W along the North line of said Lot 1, Block 1, 25.06 feet to the Point of Beginning.

Also including:

Parcel A:

A portion of Lot 1, TOWN OF WAUREGAN SUBDIVISION (lying in Section 30 of Fleming Grant), according to the Plat thereof, as recorded in Plat Book 6, Page 32, of the Public Records of St. Lucie County, Florida, now lying and being and in Indian River County, Florida, and being more particularly described as follows: Commencing at a capped 4" Iron Pipe labeled as a PRM on said PLAT OF OCEAN BREEZE HEIGHTS, said point also being the most Northerly point of said Lot 1, Block 1, run S 46°20'59" W, along the North line of said Lot 1, Block 1, 15.07 feet to the Point of Beginning; thence continue S 46°20'59" W, along the North line of said Lot 1, Block 1, hence S 89°21'36" W, along the North line of Block 6, of said PLAT OF OCEAN BREEZE HEIGHTS a distance of 107.88 feet thence N 73°42'01" E, 160.17 feet to the Point of Beginning.

Also including:

Parcel B:

A portion of Government Lot 1, Section 31, Township 30 South, Range 39 East, Indian River County, Florida, being more particularly described as follows:

Commencing at a capped 4" Iron Pipe labeled as PRM on said PLAT OF OCEAN BREEZE HEIGHTS, said point also being the most Northerly point of said Lot 1, Block 1, run N 89°44'38" E, along the North line of said Lot 1, Block 1, (said line also being the South line of said Government Lot 1, Section 31), a distance of 25.06 feet to the Point of Beginning, thence continue N 89°44'38" E along the South line of said Government Lot 1, Section 31, a distance 46.78 feet to the Easterly Right of Way Line of Central Avenue, thence N 23°19'00" W, 13.03 feet, thence S 73°42'01" W, 43.37 feet to the Point of Beginning.

LESS AND EXCEPT that portion of Parcel "A" being more particularly described as follows:

Commencing at a capped 4" Iron pipe labeled as a PRM on said PLAT OF OCEAN BREEZE HEIGHTS, said point also being the most Northerly point on said Lot 1, Block 1, run S 46°20'59" W, along the North line of said Lot 1, Block 1, 15.07 feet to a point; thence continue S 46°20'59" W, along the North line of said Lot 1, Block 1, 63.38 feet to the Northwest corner of said Lot 1 Block 1, for the Point of Beginning, thence S 89°21'36" W along the North line of Block 6, of said PLAT OF OCEAN BREEZE HEIGHTS, 107.88 feet, thence N 73°42'01" E, 100.29 feet, thence S 23°19'00" E, 29.34 feet to the said Point of Beginning.

Said Parcel containing 1460.14 sq. ft. (0.0335 acres) more or less.

AND Parcel ID No. 31-39-21-00000-0060-00012.0 with the following legal description:

Beginning at a point 190 feet South of the Northeast corner of Government Lot 6 (or Southwest 1/4 of Southwest 1/4), section 21, Township 31 South, Range 39 East; run thence West 270 feet; thence South 190 feet; thence run East 270 feet to the East line of said Lot 6; thence North to point of beginning. Said land lying and being in Indian River County, Florida.