

Prepared by and return to:

Toni Gatlin-Daddis  
Premier Title Partners of Florida, LLC  
1705 19th Place, B-1  
Vero Beach, FL 32960  
(772) 299-5022  
File No PTP21-5247W

Parcel Identification No 33390200020007000005.0

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## WARRANTY DEED

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

This indenture made the 24 day of September, 2021, between **Patricia Bryant Carlsen, an unmarried woman**, whose post office address is **7955 16th Manor, B111, Vero Beach, FL 32966**, of the County of Indian River, State of Florida, Grantor, to **J. Russell Flinchum SERP**, whose post office address is **P. O. Box 643362, Vero Beach, FL 32964**, of the County of Indian River, State of Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 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:

**Lot 5, Block 7, Jacoby's Addition, according to the Plat thereof as filed in Plat Book 4, Page 54, of the Public Records of Saint Lucie County, Florida. Said land now lying and being in Indian River County, Florida,**

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

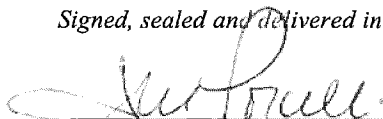
**Subject to** taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

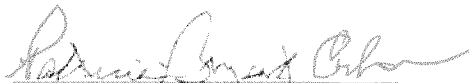
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



WITNESS

Jaylee Porcelli  
Printed Name of First Witness



Patricia Bryant Carlsen

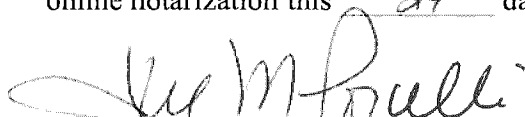


WITNESS

Ivana Brown  
Printed Name of Second Witness

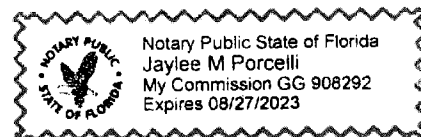
STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 24 day of September, 2021, by Patricia Bryant Carlsen.



Signature of Notary Public

Print, Type/Stamp Name of Notary



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

Type of Identification

Produced: \_\_\_\_\_ Valid Drivers License