

Prepared By & Return To:
D. Johnathan Rhodeback, Esq.
Dill, Evans & Rhodeback
1565 US Highway 1
Sebastian, FL 32958

Parcel Identification No. 33-39-24-00022-0000-00021.0

(Space above this line for recording data=====)

Warranty Deed
(STATUTORY FORM - SECTION 689.02, F.S.)

This Warranty Deed, made this 19th day of November, 2021, between Glen Edwards and Wendy M. Ryan, tenants in common, whose address is 13 Sleepy Hollow Drive, Oak Ridge, NJ 07438, hereinafter collectively referred to as "Grantor", and Deborah J. Savage, whose post office address is ~~27 Hummingbird Lane, Toms River, NJ 08755~~, hereinafter referred to as "Grantee".

27 Hummingbird Lane, Toms River, NJ 08755
243 11th Sq S.W. Vero Beach FL 32962

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 to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida, to-wit:

Lot 21, Serenoa Phase 1, according to the plat thereof, as recorded in Plat Book 21, Page 18, Public Records of Indian River County, Florida.

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

Subject to governmental regulations, covenants, rights of way, restrictions, easements and reservations of record, if any, but this provision shall not operate to reimpose the same, and taxes for the year and subsequent years.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor 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 as stated herein and taxes accruing subsequent to December 31, 2020.

Said property is not the constitutional homestead property of the Grantor under the laws and constitution of the State of Florida. Glen Edward's homestead address is: 13 Sleepy Hollow Drive, Oak Ridge, NJ 07438 and Wendy M. Ryan's homestead address is: 3445 Rockport St SW, Vero Beach, Florida 32968.

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:

WITNESSES:

(Sign) Kialy M. Ackerson

(Print Name) Kialy M. Ackerson

(Sign) MARDALE J. JOHNSON

(Print Name) MARDALE J. JOHNSON

Glen Edwards 11/17/21
Glen Edwards

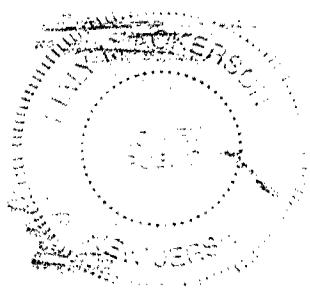
State of New Jersey
County of Morris

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17 day of November, 2021 by Glen Edwards, who [] is personally known to me or has produced a driver's license issued by the State of New Jersey as identification.

[Notary Seal]

Kialy M. Ackerson
Notary Public, State of Florida NJ Commission No. 50138222
Printed Name: Kialy M. Ackerson
My Commission Expires: 09/22/2025

KIALY M ACKERSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 22, 2025



Signed, sealed and delivered
in our presence:

WITNESSES:

(Sign) *Kathleen Davila*

(Print Name) Kathleen Davila

(Sign) *Jodee L Buck*

(Print Name) Jodee L Buck

Wendy M. Ryan

Wendy M. Ryan

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization this 19th day of November, 2021 by Wendy M. Ryan, who [] is personally known to me or []
has produced a driver's license issued by the State of Florida as identification.

[Notary Seal]

Jodee L Buck

Notary Public, State of Florida Commission No.

Printed Name:

My Commission Expires:

