

Prepared by and return to:

Melissa L. Haywood
Supreme Title Solutions, LLC
2905 Ocean Drive
Vero Beach, FL 32963
(772) 231-5406
File No 21-10-4419

Parcel Identification No 33-39-16-00012-0000-00013/0

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WARRANTY DEED

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

This indenture made the **29th day of December, 2021** between **James Legg, joined by his spouse, Jennifer Rachel Legg**, whose post office address is **2630 11th Place, Vero Beach, FL 32960**, of the County of Indian River, State of Florida, Grantor, to **Russell Bernard Perham, II and Vicki Lynn Perham, husband and wife**, whose post office address is **725 46th Square, Vero Beach, FL 32968**, of the County of Indian River, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Lot 13, Heron Crest Subdivision, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 23 through 23A, inclusive, of the Public Records of Indian River County, Florida.

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

Subject to taxes for 2022 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 Grantees 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:

Dawn Foley
WITNESS
PRINT NAME: Dawn Foley

Lynsey Haywood
WITNESS
PRINT NAME: Lynsey Haywood

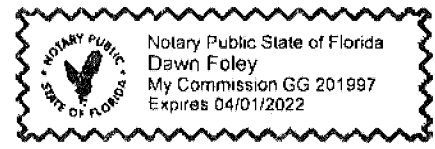
James Legg
James Legg

Jennifer Rachel Legg
Jennifer Rachel Legg

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 29th day of December, 2021, by James Legg and Jennifer Rachel Legg.

Dawn Foley
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:
Type of Identification: FL DC
Produced: _____