

(4) NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is  
\$35.50 + 3.00  
\$8,043.00

This Document Prepared By and Return to:  
Darlene K. Pegg, CLC President  
Elite Title of the Treasure Coast, Inc.  
3055 Cardinal Drive, Suite 105  
Vero Beach, FL 32963  
Courthouse Box 82

Parcel ID Number: 32-40-32-00006-0030-00033/0

## Warranty Deed

This Indenture, Made this 18th day of January, 2022 A.D., Between Edward Murphy, joined by his spouse, Annette D. Murphy, and Geraldine Edwards, a single woman and Christopher Murphy, a single man and Thomas Murphy, a married man, as to an undivided 1/2 interest of the County of Indian River, State of Florida, grantors, and Patrick Scott Reynolds and Janice Reynolds, husband and wife whose address is: 781 Camelia Lane, Vero Beach, FL 32963 of the County of Indian River, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration to GRANTORS in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River State of Florida to wit:

Lots 33, 34 and the West 1/2 of Lot 35, Block 3, Vero Beach Estates, according to the map or plat thereof, as recorded in Plat Book 5, Page 8, Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida.

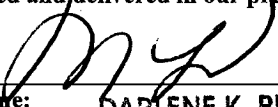
Said land is free of all encumbrances, except taxes for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same.)

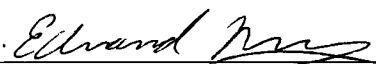
The property herein conveyed DOES NOT constitute the HOMESTEAD property of Thomas Murphy. Thomas Murphy's HOMESTEAD address is 202 Norman Way, Paramus NJ 07652.

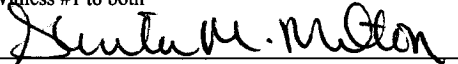
and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

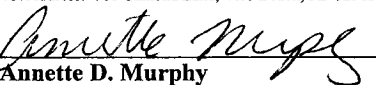
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

  
Printed Name: DARLENE K. PEGG  
Witness #1 to both

 (Seal)  
Edward Murphy  
P.O. Address: 781 Camelia Lane, Vero Beach, FL 32963

  
Printed Name: Sheila M. Milton  
Witness #2 to both

 (Seal)  
Annette D. Murphy  
P.O. Address: 781 Camelia Lane, Vero Beach, FL 32963

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18th day of January, 2022, by Edward Murphy and Annette D. Murphy who is personally known to me or who has produced their Valid Identification as identification.

  
Printed Name: DARLENE K. PEGG  
Notary Public  
My Commission Expires  
 Commission # HH 080157  
Expires April 14, 2025  
Bonded Thru Troy Fain Insurance 800-385-7019

Warranty Deed

In Witness Whereof, the grantor has hereunto set its hand and seal:

Angel G. Soto  
Witness #1

Print name: Angel G. Soto

A Edwards  
Witness #2

Print name: Autumn Edwards

Geraldine Edwards  
Geraldine Edwards  
373 E. 234<sup>th</sup> Street, Bronx, NY 10470

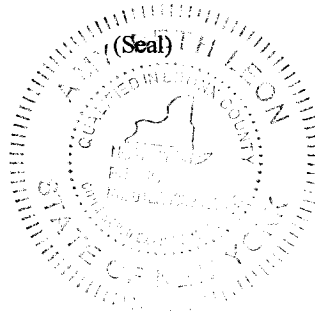
State of New York  
County of Bronx

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 14 day of January, 2022 by Geraldine Edwards, who is either personally known to me or produced identification of sufficient character so as to identify said individuals with reasonable certainty;

[Signature]  
Notary Public  
State of New York  
My commission expires: 11/05/2022

Type of identification provided (Check One):

- Driver's License
- Other \_\_\_\_\_



Warranty Deed

In Witness Whereof, the grantor has hereunto set its hand and seal:

[Signature]  
Witness #1  
Print name: DARLENE K. PEGG

[Signature]  
Christopher Murphy  
166 Ormwood Drive, Ormond Beach, FL 32176

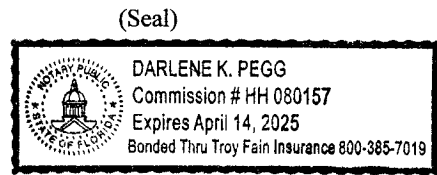
[Signature]  
Witness #2  
Print name: Sheila M. Milton

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 18<sup>th</sup> day of January, 2022 by Christopher Murphy, who is either personally known to me or produced identification of sufficient character so as to identify said individuals with reasonable certainty;


[Signature]  
Notary Public  
State of Florida DARLENE K. PEGG  
My commission expires: \_\_\_\_\_

Type of identification provided (Check One):  
 Driver's License  
 Other \_\_\_\_\_

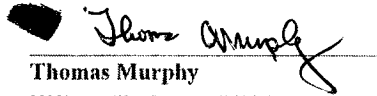


Warranty Deed

In Witness Whereof, the grantor has hereunto set its hand and seal:

  
Witness #1

Print name: MICHAEL Bokor

  
Thomas Murphy

202 Norman Way, Paramus, NJ 07652

  
Witness #2

Print name: PATRICK CALLAGHAN

State of New Jersey  
County of Bergen

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 12 day of **January, 2022** by **Thomas Murphy**, who is either personally known to me or produced identification of sufficient character so as to identify said individuals with reasonable certainty;



Notary Public  
State of New Jersey  
My commission expires: 1/31/2025

Type of identification provided (Check One):

- Driver's License
- Other \_\_\_\_\_

(Seal)  
MICHAEL L. BOKOR  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50121775  
My Commission Expires 1/31/2025

