

Prepared by and return to:

Lulich & Attorneys  
1069 Main Street  
Sebastian, FL 32958  
(772) 589-5500

File Number: 22.044 \_\_\_\_\_ [Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 11 day of February, 2022 between Joseph W. Scott, the unmarried widower of Shirley A. Scott, whose post office address is 636 26th AVE, Vero Beach, FL 32962, grantor, and Krystal Butler, an unmarried woman, whose post office address is 2316 44th Ave, Vero Beach, FL 32966, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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 4, Block 4, HEALTHLAND SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 39, Public Records of Indian River County, Florida.**

Parcel Identification Number: 33390400007004000004.0

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

To Have and to Hold, the same in fee simple forever.

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 taxes accruing subsequent to **December 31, 2022**.

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:

Ashley M Cook  
Witness

Printed Name: Ashley M Cook

Joseph W Scott  
Joseph W. Scott

Kerne H Coleman  
Witness

Printed Name: Kerne H. Coleman

State of Florida  
County of Indian River

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11 day of February, 2022 by Joseph W. Scott who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



ASHLEY M. COOK  
Commission # HH 161125  
Expires August 4, 2025  
Bonded Thru Budget Notary Services

Ashley M Cook  
Notary Public  
Print Name: Ashley M Cook  
My Commission Expires: 8-4-25