

Return to:  
Name: Professional Title of The Treasure Coast, Inc.  
Address: 1546 US Highway 1  
Sebastian, FL 32958  
This instrument prepared by: Madison Davis  
Professional Title of The Treasure Coast, Inc.  
1546 US Highway 1  
Sebastian, FL 32958  
File No.: 2022-55335

**WARRANTY DEED**

This Warranty Deed Made this 26 day of May, 2022 by John W. Willhoff, Jennifer Willhoff, Joni Junek and James Willhoff hereinafter called the grantor, whose post office address is:

854 74th Ave N. St. Petersburg FL 33702  
to: Wesley George Campbell and Wesley Campbell, Jr. whose post office address is:

391 Orange Ave Sebastian FL 32958  
hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of Ten Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River County, Florida, viz:

Begin at the Northwesterly corner of lot 21 of A.A. Berry's Subdivision of Section 21 of Fleming Grant, revised from the Carter Survey, according to plat recorded in Plat Book 2, Page 14, St. Lucie County, records; thence run Southeasterly along the Westerly line of Lot 21 a distance of 35 feet to the point of beginning, thence run Northwesterly and parallel to the Northerly line of said lot 21 a distance of 165 feet to a point, thence run Southeasterly and parallel to the Westerly line of Lot 21 a distance of 155 feet to a point, thence run Southwesterly and parallel to the Northerly line of a distance 165 feet to the Westerly line of said Lot 21, thence run Northwesterly along the Westerly line of Lot 21 a distance of 155 feet to the point of beginning.

Subject to an easement for public utilities over the Easterly 10 feet of the aforescribed property. TOGETHER WITH and subject to a non-exclusive easement in common with other owners for public utilities, drainage, ingress and egress over the Westerly 35 feet of Lot 21.

TOGETHER WITH a double-wide manufactured home, VIN numbers 022875A and 022875B

This property is not the homestead of the Grantor (s).

**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 12/31/2021, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

**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:

2.00  
35.50  
1302.00

Witness Amy [Signature]  
Print Name Amanda M. Blakeslee

[Signature]  
Jennifer Willhoff

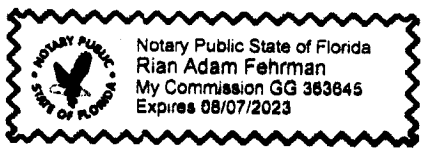
Witness [Signature]  
Print Name Joseph Thompson

[Signature]  
James Willhoff

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17<sup>th</sup> day of May, 2022 by Jennifer Willhoff and James Willhoff who  are personally known or  have produced drivers' licenses as identification.

[Seal]



[Signature]  
Notary Public  
Print Name: Rian Fehrman

Leslie Franklin  
Witness

John W. Willhoff  
John W. Willhoff

Leslie Franklin  
Print Name

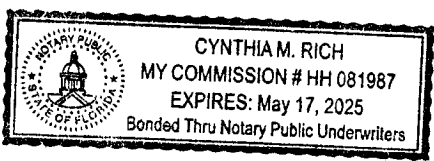
Cy  
Witness  
Cynthia M. Rich

Print Name

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26 day of May, 2022 by John W. Willhoff who  are personally known or  have produced drivers' licenses as identification.

[Seal]



Cy  
Notary Public  
Cynthia M. Rich

*[Signature]*  
Witness  
**Madison Davis**

*[Signature]*  
Joni Junek

Print Name  
*[Signature]*  
Witness  
**Leslie Franklin**

Print Name

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26 day of may, 2022 by Joni Junek who  are personally known or  have produced drivers' licenses as identification.

[Seal]



*[Signature]*  
Notary Public  
**Leslie Franklin**