

**COURTHOUSE BOX 49**

Rec Fee: \$18.50

Doc Stamps: \$4,900.00

Prepared by:

Donald B. Womersley

Oceanside Title & Escrow

3501 Ocean Drive

Vero Beach, Florida 32963

File Number: W2206029OR

**General Warranty Deed**

Made this July 12, 2022 A.D. By **Skyler James Westby and Hannah E. Westby, husband and wife**, whose address is: 1438 Crestview Dr, Oceanside, CA 92056, hereinafter called the grantor, to **Kaye Manly**, whose post office address is: 3015 Calcutta Drive, Vero Beach FL 32960, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Lot 9, Block 2, REPLAT OF COUNTRY CLUB POINTE, UNIT NO. 1, according to the plat thereof recorded in Plat Book 4, Page 11, Public Records of Indian River County, Florida.

Parcel ID Number: 32-39-36-00008-0020-00009/0

**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, 2021.

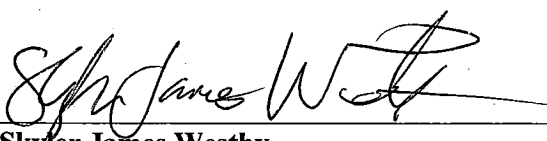
Prepared by:  
Donald B. Womersley  
Oceanside Title & Escrow  
3501 Ocean Drive  
Vero Beach, Florida 32963


File Number: W2206029OR

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

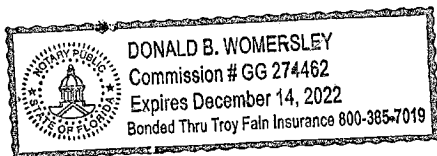
  
\_\_\_\_\_  
Witness Printed Name **Donald B. Womersley**


  
\_\_\_\_\_  
**Skyler James Westby**  
Address: 1438 Crestview Dr, Oceanside, CA 92056

  
\_\_\_\_\_  
Witness Printed Name **Crystal Kelly**

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of   X   physical presence or        online notarization, this 11<sup>th</sup> day of July, 2022, by Skyler James Westby, who are personally known to me or who has produced FL DL as identification.




  
\_\_\_\_\_  
Notary Public  
Print Name: **Donald B. Womersley**  
My Commission Expires: 12-14-2022  
(Notary Seal)

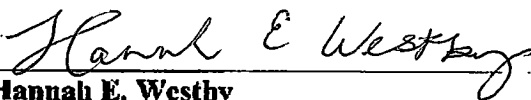
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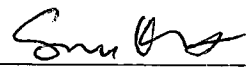
File Number: W2206029OR

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

 7/11/2022  
Witness Printed Name Marla Novera Caroco

  
**Hannah E. Westby**  
Address: 1438 Crestview Dr, Oceanside, CA 92056

 7/11/2022  
Witness Printed Name Sarah Knecht

State of California

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of July, 2022, by Hannah E. Westby, who are personally known to me or who has produced \_\_\_\_\_ as identification.

*see California Notary*

\_\_\_\_\_  
Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(Notary Seal)

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

On 7/11/2022 before me, Nathaniel Fuller Knecht, notary public  
(insert name and title of the officer)

personally appeared Hannah E. Westby

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he (she) they executed the same in his (her) their authorized capacity(ies), and that by his (her) their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nathaniel Fuller Knecht

(Seal)

