



Prepared by
Belinda Santiso, an employee of
First American Title Insurance Company
3055 Cardinal Drive, Suite 105
Vero Beach, FL 32963
772-231-5560

Return to: Grantee

File No.: ET-20341

~~\$18.50~~
\$2,818.90

WARRANTY DEED

THIS INDENTURE, executed on October 4¹², 2022, between

Barbara Roetzel, a single woman

whose mailing address is: 2165 Rutland Terrace SW, Vero Beach, FL 32968,
hereinafter called the "grantor", and

Brian M. Stanton and Sharon M. Stanton, husband and wife

whose mailing address is: 2165 Rutland Ter. SW, Vero Beach, FL 32968,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Indian River County, FL**, to-wit:

Lot 554, MILLSTONE LANDING PD PHASES 4, 5, AND 6, according to the Plat as recorded in Plat Book 28, Pages 53 through 66, of the Public Records of Indian River County, Florida.

Parcel Identification Number: **33393400007000000554.0**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

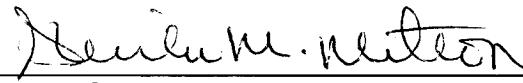

Barbara Roetzel

Signed, sealed and delivered in our presence:

Witness Signature

DARLENE K. PEGG

Print Name



Witness Signature

Sheila M. Milton

Print Name

State of **Florida**

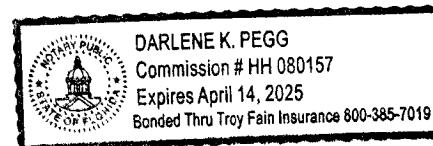
County of **Indian River**

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on **October 11, 2022**, by **Barbara Roetzel**.

Notary Public

DARLENE K. PEGG

(Printed Name)



My Commission expires: _____

{Notarial Seal}

Personally Known OR Produced Identification

Type of Identification Produced a valid driver's license