

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.: 2022-55750

WARRANTY DEED

This Warranty Deed Made this 7 day of October, 2022 by Kenneth R. Beam, joined by his wife, Martha Beam, hereinafter called the grantor, whose post office address is:

1035 Virginia Pine Ct., Manning, South Carolina 29102

to: Clayton Kettle whose post office address is:

151 Harris Drive, Sebastian, Florida 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:

Lot 11, Block 552, Sebastian Highlands Unit - 16, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 45, 45A through 45J, inclusive, of the Public Records of Indian River County, Florida.

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:

Jessica M. Papczynski
Witness
Jessica M. Papczynski

Kenneth R. Beam
Kenneth R. Beam

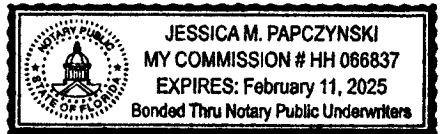
Print Name
Madison Davis
Witness
Madison Davis
Print Name

Martha Beam
Martha Beam

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of October, 2022 by Kenneth R. Beam and Martha Beam who is personally known or has produced a driver's license as identification.

[Seal]



Jessica M. Papczynski
Notary Public
Print Name: Jessica M. Papczynski
My Commission Expires: _____

10.00
2046.00