

PREPARED BY AND RETURN TO:  
Cynthia V. Hall  
VanDeVoorde Hall Law, PL  
1327 N Central Avenue  
Sebastian, FL 32958  
Parcel No. 32-39-32-00018-0000-00155.0  
VHL File No. 22134.00

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 25<sup>th</sup> day of October, 2022, BETWEEN **Robert Amburgey and Margaret Amburgey, husband and wife**, whose post office address is 3254 Sussex Way, Vero Beach FL 32966, GRANTOR\*, and to Robert V. Amburgey and Margaret E. Amburgey as Co-Trustees of the **ROBERT V. AMBURGEY and MARGARET E. AMBURGEY REVOCABLE TRUST dated April 18, 2012, as amended**, whose post office address is 3254 Sussex Way, Vero Beach FL 32966, GRANTEE\*,

\*Whatever used herein, the terms "Grantor" and "Grantee" referred to singularly or plural, as context requires, and include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

**WITNESSETH** that said Grantor, for and in consideration of the sum of Ten 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, all of Grantor's right, title, and interest in the following described land, situate, lying and being in Indian River County, Florida, to-wit:

Lot 155, WOODFIELD P.D. PHASE 3, according to the map or plat thereof as recorded in Plat Book 20, Pages 58, through 60 of the Public Records of Indian River County, Florida.

Subject to restrictions, reservations, easements, dedications and road rights of way of record, if any. Subject to taxes for the year 2022 and subsequent years.

**Together** with all the tenements and appurtenances hereto 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 specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

Special Warranty Deed  
Page 2

*The preparer of this instrument did not review any title search of the above described real property has based this deed on information provided by the Grantor and immediate prior deed, and does not make any certifications, representations, or warranties with respect to the title of the above described real property.*

**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

Brittany Skala  
Witness #1 Signature to both Grantors

Brittany Skala  
Printed or typed name of Witness #1

Robert Amburgey  
ROBERT AMBURGEY

Margaret Miles  
Witness #2 Signature to both Grantors

MARGARET Miles  
Printed or typed name of Witness #2

Margaret Amburgey  
MARGARET AMBURGEY

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

**THE FOREGOING INSTRUMENT** was acknowledged before me by means of physical presence this 25<sup>th</sup> day of October, 2022, by ROBERT AMURGEY, who has produced his Florida driver license which identifies him as ROBERT VIRGIL AMBURGEY as identification and MARGARET AMBURGEY, who has produced her Florida driver license which identifies her as MARGARET EVELYN AMBURGEY as identification.



Cynthia V. Hall  
Comm. #HH107623  
Expires: July 15, 2025  
Bonded Thru Aaron Notary

Cynthia V. Hall  
Notary Public Signature  
Printed Name of Notary: Cynthia V. Hall  
Commission expiration: July 15, 2025