

Prepared by and return to:

Victoria Persaud
Atlantic Coastal Land Title Company, LLC
855 21st Street, Suite C
Vero Beach, FL 32960
(772) 569-4364
File No 2022-6591

Parcel Identification No 31-37-00-00001-2136-00002.0

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 31st day of October 2022 between **Mary Louise Basore, a single woman,** whose post office address is **5425 3rd Place, Vero Beach, FL 32968,** and **Charles Ernest Myers, III, a single man,** whose post office address is **1203 Mountain Church Rd, Middletown, MD 21769,** Grantors, to **Dale Thomas and Patience Anderson-Thomas, husband and wife,** whose post office address is **6254 Arcadia Square, Vero Beach, FL 32966,** of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of **TEN DOLLARS (U.S.\$10.00)** and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

The West 1/2 of Tract 2136, of unsurveyed Township 31 South, Range 37 East, as shown on the Plat of Fellsmere Farms Company, recorded in Plat Book 2, Page(s) 1 and 2, of the Public Records of Saint Lucie County, Florida; said land now lying and being in Indian River County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 5425 3rd Place, Vero Beach, FL 32968.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Alex Ben-Avraham

WITNESS

PRINT NAME: Alex Ben-Avraham

Charles Ernest Myers III by Brenda Roberson ^{attorney in fact}
Charles Ernest Myers, III by Brenda Roberson, his Attorney-In-Fact

Shawn Bledsoe

WITNESS

PRINT NAME: Shawn Bledsoe

STATE OF MARYLAND

COUNTY OF Frederick

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 31st day of October, 2022, by Charles Ernest Myers, III, by Brenda Roberson, his Attorney-In-Fact.

[Signature]

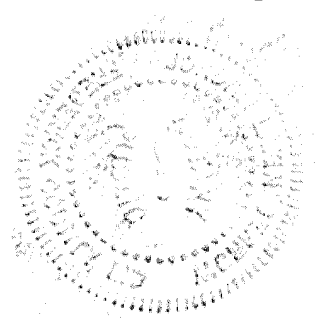
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: Drivers License



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Jason A. Beal

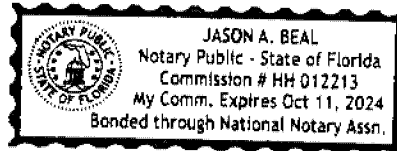
WITNESS
PRINT NAME: Teol Jackson

Mary Louise Basore
 Mary Louise Basore

STATE OF FLORIDA
 COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31 day of October, 2022, by Mary Louise Basore, a single woman.

Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒
 Type of Identification
 Produced: DL