

Prepared by and Return To:  
Nina Williams, an employee of  
Prestige Title of Brevard LLC  
5120 North US Highway 1, Suite 103  
Palm Shores, FL 32940  
File Number: 22-31914

**General Warranty Deed**

Made this 17 day of November, 2022 By **Amy F. Mefford and William G. Mefford, wife and husband**, whose address is: 3284 Andrew Bailey Court, Melbourne, FL 32934 hereinafter called the grantor, to **Timothy A. Werner, a married man** whose post office address is: 109 N. Newport Drive, Napa, CA 94559 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:

Lots 10, 11 and 12, Block 4, and a portion of abandoned 28th Avenue abutting Lots 10 to 12, inclusive, Block 4, per the Indian River County Resolution No. 2008-178, recorded in Official Records Book 2306, Page 1268, Weona Park, according to the map or plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Indian River County, Florida.

**Parcel ID Number:** 31392800006004000010.0


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

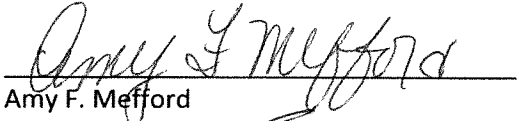
**To Have and to Hold**, the same in fee simple forever.

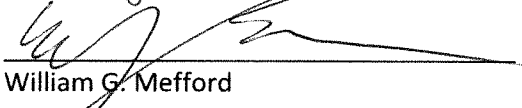
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.


**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 Signature  
Printed Name: BRIAN MAGLEY

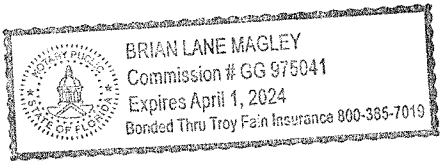
  
\_\_\_\_\_  
Amy F. Mefford


  
\_\_\_\_\_  
William G. Mefford

  
\_\_\_\_\_  
Witness Signature  
Printed Name: Nikole Beck

State of FLORIDA  
County of BREVARD

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization on this 17 day of November, 2022, by Amy F. Mefford and William G. Mefford who is () personally known to me or () produced driver license as identification.



  
\_\_\_\_\_  
NOTARY PUBLIC  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_