

Prepared by and return to:

Sherrí Reynolds
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960
(772) 403-6161
File No 22-12-3994

Parcel Identification No 32-40-32-00025-0000-00008/0

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WARRANTY DEED

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

This indenture made the 27th day of January, 2023 between Susan K. Powell, a married woman, whose post office address is 155 Ocean Way, Vero Beach, FL 32963, of the County of Indian River, State of Florida, Grantor, to Jimmy D. Hart and Kelly A. Johnson, husband and wife, whose post office address is 839 Camelia Lane, Vero Beach, FL 32960, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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:

Apartment #8 of The Camelia, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 466, Page(s) 530, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's 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. Grantor's residence and homestead address is: 155 Ocean Way, Vero Beach, FL 32963.

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

Subject to taxes for 2023 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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Sherril Reynolds
WITNESS
PRINT NAME: Sherril Reynolds

Susan K. Powell
Susan K. Powell

Archie James
WITNESS
PRINT NAME: Archie James

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20th day of January, 2023, by Susan K. Powell.

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

Personally Known: _____
OR Produced Identification:

Type of Identification Produced: FL DL

