

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.: 2023-56472

**WARRANTY DEED**

10.00  
2940.00

This Warranty Deed Made this 31st day of May, 2023 by James Huston and Sue Cordell hereinafter called the grantor, whose post office address is:

708 W. Fischer Circle, Sebastian, FL 32958

to: James Brian Teague whose post office address is:

956 Heritage Hills, D, Somers, NY 10589  
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 48, Sebastian Highlands Unit 2, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 34 through 37, inclusive, of the Public Records of Indian River County, Florida.

This property is not the homestead of the Grantor (s).

**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 12/31/2022, 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:

[Signature]  
Witness  
**Jessica M. Rich**  
Print Name

[Signature]  
James Huston

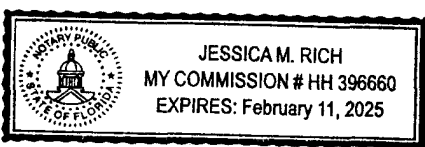
[Signature]  
Witness  
**Madison Davis**  
Print Name

[Signature]  
Sue Cordell

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31st day of May, 2023 by James Huston and Sue Cordell who  are personally known or  have produced drivers' licenses as identification.

[Seal]



[Signature]  
Notary Public  
Print Name: **Jessica M. Rich**  
My Commission Expires: 2/11/25