

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.: 2023-56728

**WARRANTY DEED**

This Warranty Deed Made this 13th day of July, 2023 by John Ward Bradley, individually and as Trustee(s) of the Marjorie L. Bradley Revocable Trust dated May 12, 1999, as amended hereinafter called the grantor, whose post office address is:

7705 91st Ave, Vero Beach, FL 32967

to: Micah B. Rayburn and Barbara N. Rayburn, Husband and Wife whose post office address is:

557 Browning Terrace, Sebastian, FL 32958

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:

Parcel 1:

The East 295 feet of the South 670 feet of the North 1288.8 feet of the NE 1/4 of the SW 1/4 of Section 34, Township 31 South, Range 38 East, in Indian River County, Florida.

Parcel 2:

The West 105 feet of the South 670 feet of the North 1288.8 feet of the NW 1/4 of the SE 1/4 of Section 34, Township 31 South, Range 38 East, in Indian River County, Florida.

Being part of Tract A, Block 22, Unit No. 4 Vero Lake Estates, according to the map or plat thereof, as recorded in Plat Book 4, Page 88, Public Records of Indian River County, Florida

b.o.  
1435.00

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 Cynthia M. Rich

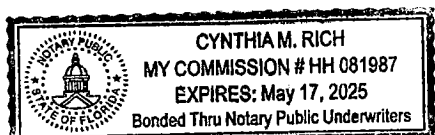
[Signature]  
John Ward Bradley, individually and as Trustee(s) of the Marjorie L. Bradley Revocable Trust dated May 12, 1999, as amended

[Signature]  
Witness Jessica M. Rich

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13 day of July, 2023 by John Ward Bradley, individually and as Trustee(s) of the Marjorie L. Bradley Revocable Trust dated May 12, 1999, as amended who  is personally known or  has produced a driver's license as identification.

[Seal]



[Signature]  
Notary Public Cynthia M. Rich  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_