



Prepared by  
Sheila Milton, an employee of  
**First American Title Insurance Company**  
3055 Cardinal Drive, Ste 105  
Vero Beach, Florida 32963  
(772)231-5560

Return to: Grantee

File No.: 15914-2782776

### **WARRANTY DEED**

THIS INDENTURE, executed on **July 27, 2023**, between

**Karen Fedick, a single woman and Michael D. Fedick, a single man**

whose mailing address is: PO Box 2144, Vero Beach , FL 32961,  
hereinafter called the "grantor", and

**William H. Eliason and Jennifer Lynn Eliason, husband and wife and Taylor Lynn Eliason, a married woman, as joint tenants with right of survivorship**

whose mailing address is: 2880 21st Place, Vero Beach, FL 32960,  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**WITNESSETH:** The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Indian River** County, **FL**, to-wit:

Lot 5, MCANSH GROVE, according to the Map or Plat thereof, as recorded in Plat Book 11, Page 3, of the Public Records of Indian River County, Florida.

Parcel Identification Number: **33390300039000000005.0**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2022.

In **Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Karen Fedick  
Karen Fedick

*Signed, sealed and delivered in our presence:*

Darlene K. Pegg  
Witness Signature

Print Name: DARLENE K. PEGG

State of Florida  
Indian River

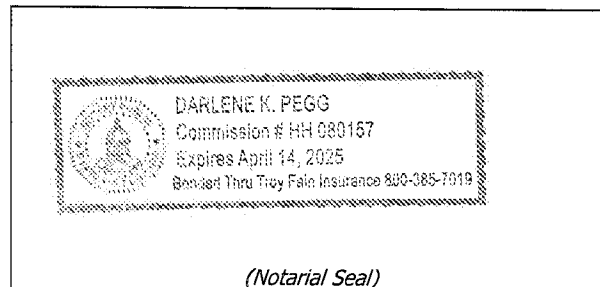
County of \_\_\_\_\_

Emily DeBraul  
Witness Signature

Print Name: Emily DeBraul

The **Foregoing Instrument Was Acknowledged** before me by means of ☒ physical presence or ☐ online notarization, on 7/27/23, by Karen Fedick, a single woman.

Darlene K. Pegg  
Notary Public  
DARLENE K. PEGG  
(Printed Name)



My Commission expires: \_\_\_\_\_

Personally Known ☐ OR Produced Identification ☒  
Type of Identification Produced a valid driver's license

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Michael D. Fedick

Michael D. Fedick

*Signed, sealed and delivered in our presence:*

Alan Young

Witness Signature

Print Name: Alan Young

State of Arizona

County of Maricopa

P. Stasinos

Witness Signature

Print Name: P. Stasinos

**The Foregoing Instrument Was Acknowledged** before me by means of ☐ physical presence or ☒ online notarization, on 07/26/2023, by Michael D. Fedick, a single man.

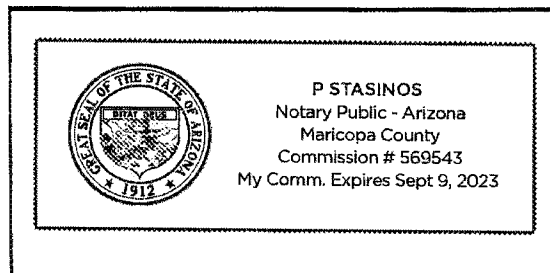
P. Stasinos

Notary Public

P. Stasinos

(Printed Name)

My Commission expires: 09/09/2023



Personally Known ☐ OR Produced Identification ☒  
Type of Identification Produced a valid driver's license

This notarial act involved the use of communication technology

**NOTARIAL CERTIFICATE TO PAPER OUT**

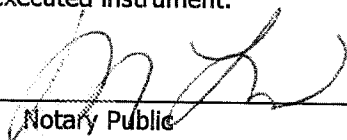
*Fla. Stat. § 117.05*

State of Florida

County of Indian River

On this July 27, 2023, I attest that the preceding or attached document is a true, exact, complete, and unaltered printout made by me of such record. I further attest that, at the time of printing, no security features, if any, present on the electronic record, indicated that the record had been altered since execution.

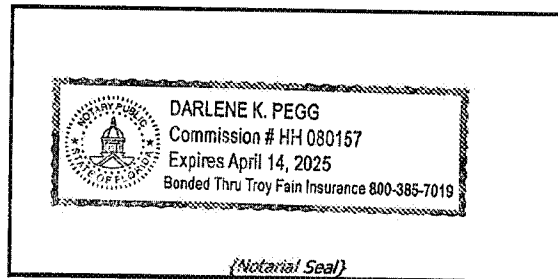
Prior to recording, I attached the original counterpart signatures for Karen Fedick for purposes of recording a fully executed instrument.

  
\_\_\_\_\_  
Notary Public

**DARLENE K. PEGG**

\_\_\_\_\_  
(Printed Name)

My Commission expires: \_\_\_\_\_



File No. 15914-2782776