

Prepared by and return to:

Lulich & Attorneys
1069 Main Street
Sebastian, FL 32958
(772) 589-5500
File Number: 22.464

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Warranty Deed

This Warranty Deed made this **28th** day of July, 2023 between **Michelle Louise Thomas**, whose post office address is 50 Dunraven Drive, Derriford, Plymouth PL6 6AR, and **Cynthia Ann Robinson**, whose post office address is 10 Neath Road, Plymouth PL4 8TF, and **Richard Colin High**, whose post office address is 53 Hamoaze Road, Torpoint, Cornwall PL11 2EF, and **Anouska Louise Tetley aka Anouska Wilkinson**, whose post office address is 35 Anderton Rise, Millbrook, Torpoint PL10 1DA, and **Adrian Heathcote**, whose post office address is 61 Kimberly Drive, Plymouth PL6 5WA, and **Dawn Chadwick**, whose post office address is 3 Greenacres, Puriton, Bridgwater TA7 8FN, and **Joseph Heathcote**, whose post office address is Wessex, Church Lane, Cargreen, Saltash PL12 6NS, and **Maria Boundy**, whose post office address is 53 St Annes Ave, Grappenhall, Warrington WA4 2PL, and **Christopher James Cox**, whose post office address is 13 Gander Green, Haywards Heath, West Sussex RH16 1RB, and **Janine Teresa Tidball**, whose post office address is 21 Charlotte Street, Plymouth PL2 1RH, and **Sara Jane Gibson**, whose post office address is 7 Clyde Street, Plymouth PL2 1QQ, and **David Malcom Trout**, whose post office address is 48 Oak Close, Tiverton, Devon EX16 6ET, and **Paul Ian Trout**, whose post office address is Minshan Washfield, Tiverton, Devon EX16 9RB, and **Anne Linda Gill**, whose post office address is 74 Sheffield Road, Wymondham NR18 0HT, and **Susan Alice Ford**, whose post office address is 7 Rose Close, Tiverton, EX16 6TF, and **Darren Lee Grabham**, whose post office address is 39 Ford Road, Tiverton, Devon EX16 4BE, grantor, and **Kristine Furia**, a single woman, whose post office address is 550 Sloane Street, Sebastian, FL 32958, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Lot 19, Block 61, Sebastian Highlands, Unit 2, according to the map or plat thereof as recorded in Plat Book 5, Page 34, Public Records of Indian River County, Florida.

Parcel Identification Number: 31380100003061000019.0

Grantor(s) warrant that the subject property does NOT constitute any part of their homestead property.

Note: All Grantor(s) are beneficiaries of the estate of Jan Barksdale aka Janette Taylor.

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**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

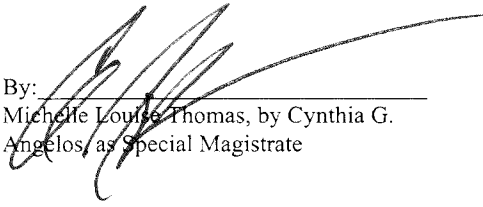
Signed, sealed and delivered in our presence:



Witness
Printed Name: Danielle Harris
PO Address: 9815 SUSI PSL FL 34952



Witness
Printed Name: Shalini Jakhete
PO Address: 9115 SUSI PSL FL 34952

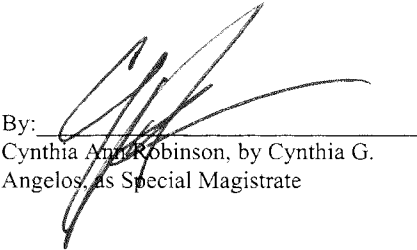
By: 
Michelle Louise Thomas, by Cynthia G. Angelos, as Special Magistrate



Witness
Printed Name: Danielle Harris
PO Address: 11 / /

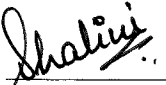


Witness
Printed Name: Shalini Jakhete
PO Address: 11 / /

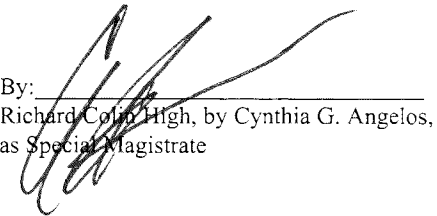
By: 
Cynthia Ann Robinson, by Cynthia G. Angelos, as Special Magistrate



Witness
Printed Name: Danielle Harris
PO Address: 11 / /

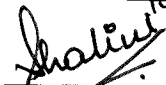


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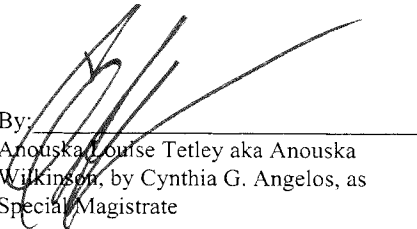
By: 
Richard Cobb High, by Cynthia G. Angelos, as Special Magistrate



Witness
Printed Name: Danielle Harris
PO Address: 11 / /

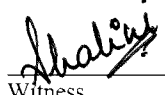


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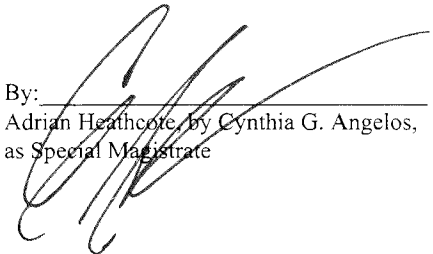
By: 
Anouska Louise Tetley aka Anouska Wilkinson, by Cynthia G. Angelos, as Special Magistrate



Witness
Printed Name: Danielle Harris
PO Address: ||

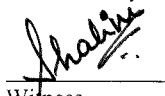


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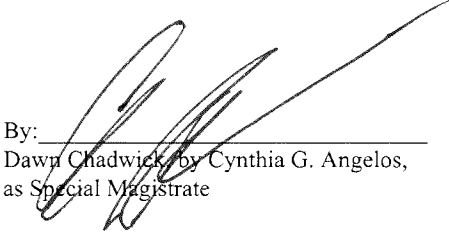
By: 
Adrian Heathcote, by Cynthia G. Angelos,
as Special Magistrate



Witness
Printed Name: Danielle Harris
PO Address: ||

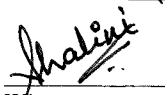


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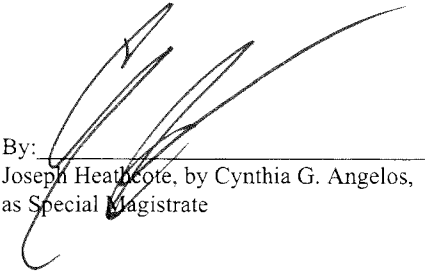
By: 
Dawn Chadwick, by Cynthia G. Angelos,
as Special Magistrate



Witness
Printed Name: Danielle Harris
PO Address: ||

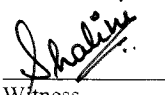


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PO Address: ||

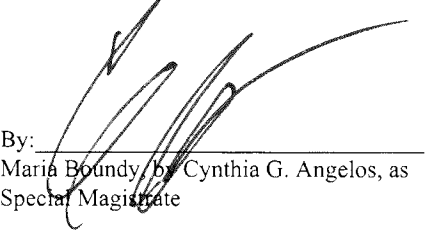
By: 
Joseph Heathcote, by Cynthia G. Angelos,
as Special Magistrate



Witness
Printed Name: Danielle Harris
PO Address: ||



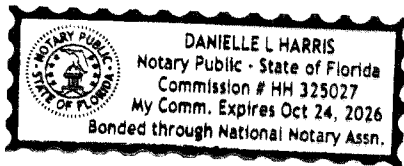
Witness
Printed Name: Shalini Jakhete
PO Address: ||

By: 
Maria Boundy, by Cynthia G. Angelos, as
Special Magistrate

State of FL
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of July, 2023 by Cynthia G. Angelos, as Special Magistrate for Michelle Louise Thomas, Cynthia Ann Robinson, Richard Colin High, Anouska Louise Tetley aka Anouska Wilkinson, Adrian Heathcote, Dawn Chadwick, Joseph Heathcote, Maria Boundy, Christopher James Cox, Janine Teresa Tidball, Sara Jane Gibson, David Malcom Trout, Paul Ian Trout, Anne Linda Gill, Susan Alice Ford, and Darren Lee Grabham who is personally known or has produced drivers' licenses as identification.

[Seal]



Notary Public
Print Name: Danielle Harris
My Commission Expires: 10/24/2026