

Prepared by and Return To:

JoAnn Webster
Majesty Title Services, a division of LandCastle Title
Group, LLC
705 17th Street
Vero Beach, FL 32960

Order No.: VB082308019

APN/Parcel ID(s): 33-39-03-00022-0020-00010/0

WARRANTY DEED

THIS WARRANTY DEED dated September 29, 2023, by Michael A. Selig and Bobbie J. Selig, husband and wife, hereinafter called the grantor, to Joel D. Mains and Deborah A. Mains, husband and wife, whose post office address is 1905 36th Ave, Vero Beach, FL 32960, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Indian River, State of Florida, to wit:

Lot 10, less and except the North 40 feet and all of Lots 11 and 12, Block 2, Plat of MARI-JEN-IE Subdivision, according to the Plat thereof recorded in Plat Book 1, page 53, of the Public Records of Indian River County, Florida, Together with that North 25 feet of abandoned 19th Street abutting Lot 12 per Ordinance No. 85-11.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 31, 2022.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Stacy King
Witness Signature

Stacy King
Print Name

[Signature]
Witness Signature

JoAnn Webster
Print Name

[Signature]
Michael A. Selig

[Signature]
Bobbie J. Selig

Address: 505 Wright Cir
Vero Beach, FL 32968

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of September, 2023, by Michael A. Selig and Bobbie J. Selig, to me known to be the person(s) described in or who has/have produced DC as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires:

