

This instrument prepared by:
Name: Wilma Enid Lamar an employee of
Aloma Title Company (Winter Park)
1650 Lee Road
Winter Park, FL 32789

Return to: Aloma Title Company (Winter Park)
1650 Lee Road
Winter Park, FL 32789
File No.: 15257WP

Property Appraiser's Parcel Identification No(s):
3340210000800000072.0

THIS WARRANTY DEED Made the **29th day of September, 2023** by, **David DeWahl, a married man individually and as successor Trustee of the David A. DeWahl Revocable Trust dated August 21, 2000, as amended and Duncan Comrie DeWahl, a married man Individually and as successor Trustee of the David A. DeWahl Revocable Trust dated August 21, 2000, as amended** whose post office address is **102 Park Ave, Greenwich CT 06830 and 541 Dommerich Dr, Maitland, FL 32751, respectively** hereinafter called the grantor, to **Edward McBride and Cindy McBride, husband and wife** whose post office address is **172 Spring Line Drive, Vero Beach, FL 32963** 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Indian River County, State of **FLORIDA**, viz:

Lot 72, The Moorings Unit Five "The Anchor", according to the plat thereof recorded in Plat Book 9, Pages 98, 98A through 98D, of the Public Records of Indian River County, Florida.

Grantors hereby warrant tht the above described property is not now nor has it ever been their homestead as they reside at 102 Park Ave, Greenwich CT 06830 and 541 Dommerich Dr, Maitland FL 32751, respectively.

See attached Exhibit "A" attached hereto and made a part hereof.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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, 2022. **FURTHER SUBJECT TO** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Yolanda Ortiz
Printed Name of First Witness

1650 Lee Road, Winter Park, FL 32789
Address of First Witness

[Signature]
Witness Signature

WILLIAM F. PRIMO
Printed Name of Second Witness

1650 LEE RD, WINTER PARK, FL 32789
Address of Second Witness

[Signature]
Duncan Comrie DeWahl, Individually

[Signature]
Duncan Comrie DeWahl, as successor Trustee of the David A. DeWahl Revocable Trust dated August 21, 2000, as amended

Grantor Address:
541 Dommerich Dr
Maitland, FL 32751

STATE OF FLORIDA

COUNTY OF ORANGE

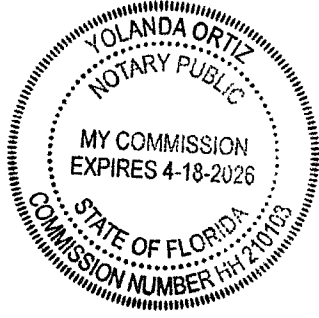
The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or Online Notarization this 27 day of September, 2023 by **Duncan Comrie DeWahl**, who is personally known to me or who has produced A Driver License as identification and who did take an oath.

[Signature]
Notary Public

Printed Name: _____

Commission # _____

My Commission Expires: _____



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

> [Signature]
 Witness Signature
Carol Lauter
 Printed Name of First Witness
410 Greenwich Ave
 Address of First Witness Greenwich Ct

* David DeWahl
 David DeWahl, Individually
 * David DeWahl
 David DeWahl, as successor Trustee of the David A. DeWahl Revocable Trust dated August 21, 2000, as amended

> [Signature]
 Witness Signature
FRANK P. SMERIGLIO
 Printed Name of Second Witness
410 GREENWICH AVE., GREENWICH, CT
 Address of Second Witness 06830

Grantor Address:
 102 Park Ave
 Greenwich, CT 06830

STATE OF CT

COUNTY OF FAIRFIELD

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The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or Online Notarization this 26 day of September, 2023 by **David DeWahl**, who is personally known to me or who has produced A Driver License as identification and who did take an oath.

[Signature]
 Notary Public
 Printed Name: FRANK P. SMERIGLIO
 Commission #
 My Commission Expires: DEC. 31. 2025

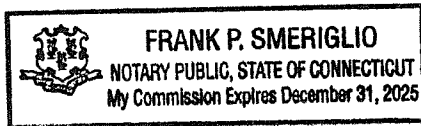


EXHIBIT "A"

ANCHOR
CERTIFICATE OF APPROVAL TO PURCHASE

In Reference To:

Residence at **172 Springline Dr**, in The Anchor at The Moorings, according to the Declaration of Condominium thereof, in Official Records Book of the Public Records of Indian River County, Florida.

At the request of the owner of record of residence, the undersigned officer of the The Anchor at The Moorings, operating the above described residence, hereby certifies:

Edward and Cindy McBride

As Purchaser (s), has (have) been duly approved by the undersigned Association, pursuant to the provisions of the above described Declaration of Condominium, with the following contingencies:

Dated this 26th day of September, 2023.

Anchor Property Owners Association

BY: [Signature] President

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of September, 2023, by William Chambers, the President for The Anchor Property Owners Association, who is personally known to me or who has produced _____ as identification.

[Signature: Julie Barrett Gerber]

[Notary Seal]

Notary Public
Printed: Julie Barrett Gerber
My Commission Expires: 9/28/26

