

Prepared by and return to:
Lulich & Attorneys
1069 Main Street
Sebastian, FL 32958
(772) 589-5500
File Number: 23-670

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Warranty Deed

This Warranty Deed made this **18** day of **October, 2023** between **Kelly K. Fykes and Gaines J. Fykes, wife and husband**, whose post office address is **1123 Capitanilla Drive, Vero Beach, FL 32963**, grantor, and **Yvette Benavides, a single woman** whose post office address is **1126 13th Ave SW, Vero Beach, FL 32962**, 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:

Lots 5 and 6, Block W, Oslo Park, Unit No. 2, according to the map or plat thereof as recorded in Plat Book 4, Page 13, Public Records of Indian River County, Florida.

Parcel Identification Number: 33392600002002300005.0

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

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:

Guilliana Cubillos
Witness
Printed Name: Guilliana Cubillos
P.O. Address: 1069 Main St
Sebastian FL 32958

Kelly K. Fykes
Kelly K. Fykes

Rachel Armour
Witness
Printed Name: Rachel Armour
P.O. Address: 1049 Main St
Sebastian FL 32958

Guilliana Cubillos
Witness
Printed Name: Guilliana Cubillos
P.O. Address: 1069 Main St
Sebastian FL 32958

Gaines J. Fykes
Gaines J. Fykes

Rachel Armour
Witness
Printed Name: Rachel Armour
P.O. Address: 1049 Main St.
Sebastian FL 32958

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of October 2023 by Kelly K. Fykes and Gaines J. Fykes who are personally known or have produced drivers' licenses as identification.

[Seal]

Guilliana Cubillos
Notary Public
Print Name: Guilliana Cubillos
My Commission Expires: _____

