

**COURTHOUSE BOX 49**

Rec Fee: \$18.50  
Doc Stamps: \$6,979.00

Prepared by:  
Patricia A. Horn  
Oceanside Title & Escrow  
3501 Ocean Drive  
Vero Beach, Florida 32963

File Number: H2402028AN

**General Warranty Deed**

Made this 14<sup>th</sup> day of March, 2024 A.D. By **Suzanne Wilson Hooker and Robert Dale Hooker, wife and husband**, whose address is: 13030 Hwy A1A, Vero Beach, Florida 32963, hereinafter collectively called the grantor, to **Neil Stuart Heskell and Christy Smith-Heskell, husband and wife**, whose post office address is: 1945 Magnolia Lane, Vero Beach, Florida 32963, hereinafter collectively called the grantee:

(Whenever used herein the term "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 Dollars, (\$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, Florida, viz:

Lot 2, SOMMERS PLACE RESIDENTIAL SUBDIVISION, according to the map or plat thereof, recorded in Plat Book 31, Page(s) 77 and 78, Public Records of Indian River County, Florida.

Parcel ID Number: **31-39-23-00029-0000-00002/0**

**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 December 31, 2023.

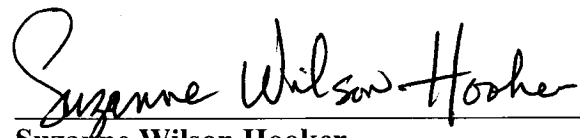
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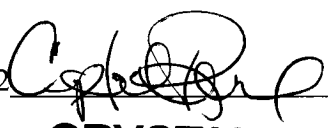
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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness #1   
Witness #1 Print Name **PATRICIA A. HORN**  
3501 Ocean Drive  
Witness #1 Address **Vero Beach, FL 32963**

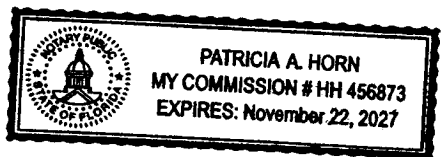
  
Suzanne Wilson Hooker  
Address: 13030 Hwy A1A, Vero Beach, Florida  
32963

Witness #2   
Witness #2 Print Name **CRYSTAL REILLY**  
3501 Ocean Drive  
Witness #2 Address **Vero Beach, FL 32963**


  
Robert Dale Hooker  
Address: Same

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization, this 14<sup>th</sup> of March, 2024 by Suzanne Wilson Hooker and Robert Dale Hooker, who are personally known to me or who produced VALID DRIVERS LICENSE(S) as identification.



(Notary Seal)

  
Notary Public  
**PATRICIA A. HORN**  
Notary Print Name  
My Commission Expires: \_\_\_\_\_