

8.50  
19.20

(2)

### WARRANTY DEED

This Instrument Prepared by/Return to:  
John Joseph McHugh, Jr., Esquire  
1555 Indian River Blvd., Suite 125  
Vero Beach, Florida 32960

Property Appraisers Parcel  
Identification Number #31-39-26-00020-0000-00016.0

THIS WARRANTY DEED Made this 16<sup>th</sup> day of April, 2024, by

ALICE McKENNA, an unmarried woman, individually and in her capacity as Trustee  
or her successor in trust under the ALICE McKENNA REVOCABLE TRUST  
AGREEMENT dated May 18, 2015,

hereinafter called the grantor, to

ALICE ~~K~~ McKENNA, an unmarried woman,

whose address is: 1517 Orchid 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 of \$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 16 of SEA OAKS RIVER HOMES UNIT II, according to the Plat thereof as  
recorded in Plat Book 12, Page(s) 65 and 65A, of the Public Records of Indian River  
County, Florida.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE  
EXAMINATION.

TOGETHER with all of the tenements, hereditament 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.

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:

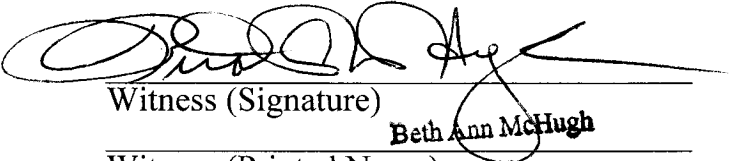
\_\_\_\_\_  
Witness (Signature)

**John J. McHugh, Jr.**

\_\_\_\_\_  
Witness (Printed Name)

1555 Indian River Blvd., Suite 125  
Vero Beach, FL 32960

  
\_\_\_\_\_  
Alice McKenna, Individually and as  
Trustee of the Alice McKenna  
Revocable Trust Agreement  
dated May 18, 2015  
1517 Orchid Drive  
Vero Beach, FL 32963

  
\_\_\_\_\_  
Witness (Signature)

**Beth Ann McHugh**

\_\_\_\_\_  
Witness (Printed Name)

1555 Indian River Blvd., Suite 125  
Vero Beach, FL 32960

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, by means of ( ) physical presence or ( ) online notarization, physically appeared ALICE McKENNA, who ( ) is personally known or ( ) has produced Driver's License as identification, to me known to be the person described in and who executed the foregoing instrument and she physically acknowledged before me that she executed the same.

16th WITNESS my hand and official seal in the County and State last aforesaid this day of April, 2024.

  
\_\_\_\_\_  
Notary Public for the State  
of Florida at Large

My Commission Expires:

[NOTARY SEAL]

