

Prepared by and Return To:  
American Guardian Title USA, Inc.  
Debbie Ferraro-Henry  
6162 N. US Highway 42  
Apollo Beach, FL 33572

File Number: 24-04-1026

## General Warranty Deed

Made this 1st day of May, 2024 By **Carol Shipman, a single woman**, whose post office address is: 5405 Trentham Drive, Atlanta, GA 30338 , hereinafter called the grantor, to **Victoria L. Naylor and David A. Naylor, Jr, wife and husband**, whose post office address is: 280 Winding Hill Road, Montgomery, NY 12549 hereinafter 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, **FOUR HUNDRED THOUSAND AND 00/100 (400,000.00 )** 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:

Lot 27, A Plat of Pointe West Central Village, Phase I PD, according to the Plat thereof, recorded in Plat Book 15, Page(s) 92, of the Public Records of Indian River County, Florida.

Parcel ID Number: **33-38-12-00002-0000-00027.0**

**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.

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

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*Signed, sealed and delivered in our presence:*

*[Signature]*

Witness Printed Name DEBBIE FERRARO-HENRY

*[Signature]*

(Seal)

**Carol Shipman**

Address: 5405 Trenchum Drive, Atlanta, GA 30338

Address:

1712 Berkshire Cir SW  
Vero Beach, FL 32968

Sharon Hammill

Witness Printed Name

Sharon Hammill

Address:

7595 15th St. Vero Beach, FL 32966

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

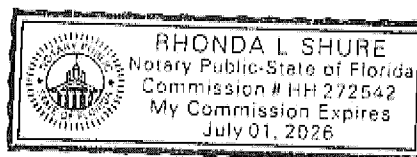
Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of May, 2024, by Carol Shipman.

*[Signature]*

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: X

Type of Identification

Produced:

FL DL