

Prepared by and return to:
Christopher H. Marine, Esq.
Attorney at Law
Gould Cooksey Fennell, PLLC
979 Beachland Boulevard
Vero Beach, FL 32963
772-231-1100

Parcel Identification No.: **32403200013000200010.0**

WARRANTY DEED

THIS WARRANTY DEED made the 28th day of June, 2024 by **Timothy J. Bunting and Karen M. Bunting, husband and wife** with an address of 1213 Marconi St., Houston, TX 77019, hereinafter called Grantor, to **Ashton Wyckoff and Shay Wyckoff, husband and wife** whose address is 228 Goren St. , Crested Butte, CO 81224, hereinafter called 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 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 10, BLOCK B, ORANGE PARK ESTATES UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 42, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUBJECT to easements, restrictions, reservations and rights of way of record, if any, but the provision shall not operate to reimpose the same.

TO HAVE AND TO HOLD, the same in fee simple forever.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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:

Jessica Lumley
Witness Name: Jessica Lumley
Witness Address: 979 Beachland Blvd
Vero Beach, FL 32963

Timothy J. Bunting
Timothy J. Bunting

Marilyn S Holland
Witness Name: Marilyn S Holland
Witness Address: 979 Beachland Blvd.
Vero Beach, FL 32963

Karen M. Bunting
Karen M. Bunting

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 June, 2024 by Timothy J. Bunting and Karen M. Bunting, husband and wife who are personally known or have produced a driver's license as identification.

[Notary Seal]



Jessica Lumley
Notary Public
Printed Name: Jessica Lumley
My Commission Expires: 10/30/2026