

This Instrument Prepared by and Return to:

Lisa M. Berryman
Patch Reef Title Company, Inc.
3775 20th Street
Vero Beach, FL 32960
Our File No.: 524049
Property Appraisers Parcel Identification (Folio) Number: 3339160000900000026.0

_____ Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 25th day of **June, 2024** by, **Amy S. Yeitter, a single woman**, whose post office address is **3330 25th Street SW, Vero Beach, FL 32968** herein called the Grantor, to **Thomas F. Rose and Susan N. Scully-Rose, husband and wife**, whose post office address is **42 Miller Street, Medfield, MA 02052**, hereinafter called the Grantees:

(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 AND 00/100'S (\$10.00)** Dollars 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, State of Florida**, viz.:

Lot 26, CYPRESS LAKE, PHASE I PD, according to the map or plat thereof as recorded in Plat Book 15, Page 24, Public Records of Indian River County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

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 Grantees 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, and hereby 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 the presence of:

Lisa M. Berryman
Witness #1 Signature

Amy S. Yeitter (SEAL)
Amy S. Yeitter

Lisa M. Berryman
Witness #1 Printed Name

3775 20th St. Vero Beach, FL 32960
Witness #1 Address

Brookelynn Graves
Witness #2 Signature

Brookelynn Graves
Witness #2 Printed Name

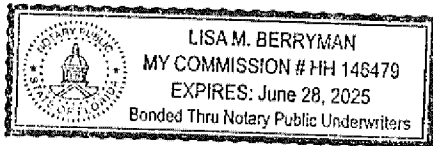
3775 20th St. Vero Beach, FL 32960
Witness #2 Address

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of June 2024 by, Amy S. Yeitter, who is personally known to me or has produced DL as identification.

Lisa M. Berryman
Notary Public

[SEAL]



Printed Notary Name
My Commission Expires: