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Prepared by and return to:

Kevin MacWilliam, P.A.
1826 14th Avenue, Suite 102
Vero Beach, FL 32960
772-564-6112

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31 day of **March, 2025** between **Suzanne T. Crowley, a single woman**, whose post office address is **110 Drake Way, Sebastian, FL 32958**, grantor, and, **Suzanne T. Crowley, Trustee, or her successors in trust**, pursuant to **The Suzanne T. Crowley Trust**, as amended, dated **March 31, 2025** whose post office address is **110 Drake Way, Sebastian, FL 32958**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Lot 71, SEBASTIAN RIVER LANDING, PHASE ONE, according to the Plat thereof as recorded in Plat Book 17, Page 79, of the Public Records of Indian River County, Florida.

Parcel ID No. 31-38-23-00010-0000-00071.0

GRANTOR HEREIN CERTIFIES THAT SUBJECT PROPERTY IS SAID'S HOMESTEAD.

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, 2024**.

FULL POWER AND AUTHORITY IS GRANTED TO THE TRUSTEE OR THE SUCCESSOR TRUSTEES OF SAID TRUST AGREEMENT TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER, IMPROVE, OR OTHERWISE MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED IN THIS DEED.

SCRIVENER HAS PROVIDED NO TITLE EXAMINATION OR TITLE OPINION, NOR HAS THE SAME BEEN REQUESTED BY THE GRANTEE.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kevin MacWilliam

Witness Name: Kevin MacWilliam
Address: 1826 14th Avenue, Ste. 102
Vero Beach, FL 32960

Suzanne T. Crowley (Seal)
Suzanne T. Crowley

Theresa L. MacWilliam

Witness Name: Theresa L. MacWilliam
Address: 1826 14th Avenue, Ste. 102
Vero Beach, FL 32960

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31 day of March 2025 by Suzanne T. Crowley, who is personally known or has produced a driver's license as identification.

Tiffany D. Zaner
Tiffany D. Zaner
Notary Public

